

Executive Summary Report

Characteristics-Based Market Adjustment for 2006 Assessment Roll

Area Name / Number: Rainier Valley / 21

Previous Physical Inspection: 2001

Improved Sales:

Number of Sales: 749

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2005 Value	\$77,700	\$186,600	\$264,300	\$286,400	92.3%	19.88%
2006 Value	\$81,700	\$195,200	\$276,900	\$286,400	96.7%	19.75%
Change	+\$4,000	+\$8,600	+\$12,600		+4.4%	-0.13%
% Change	+5.1%	+4.6%	+4.8%		+4.8%	-0.65%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.13% and -0.65% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2005 Value	\$81,100	\$188,500	\$269,600
2006 Value	\$85,300	\$197,300	\$282,600
Percent Change	+5.2%	+4.7%	+4.8%

Number of one to three unit residences in the Population: 4184

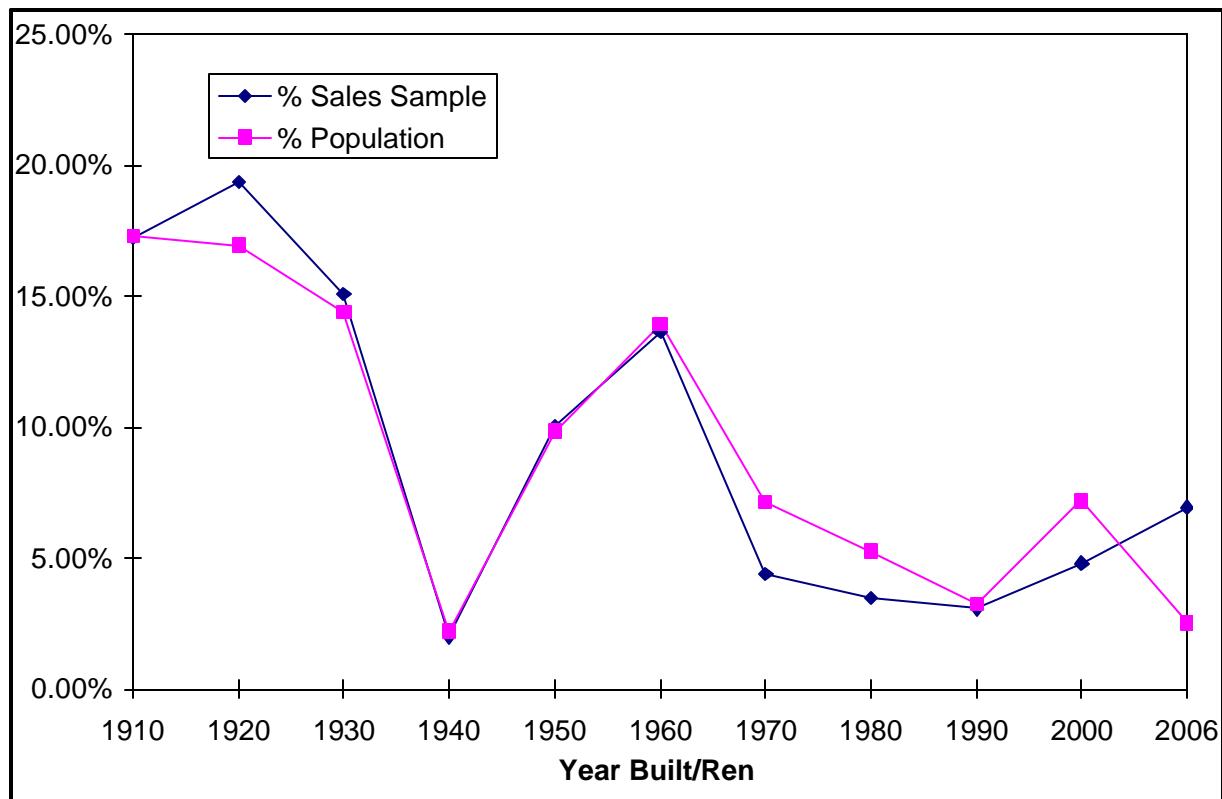
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, lot size, land problems and neighborhoods. The analysis results showed that one neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improved parcels in Sub Area 5 had lower average ratios than improved parcels in other sub areas. The formula adjusts for these differences thus improving equalization.

This area was last physically inspected in 2001 and is again scheduled to be physically inspected in 2007. Due to the length of time since our last physical inspection and considering the upcoming physical inspection in 2007, a conservative approach to variable selection, land value and overall adjustments was utilized.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

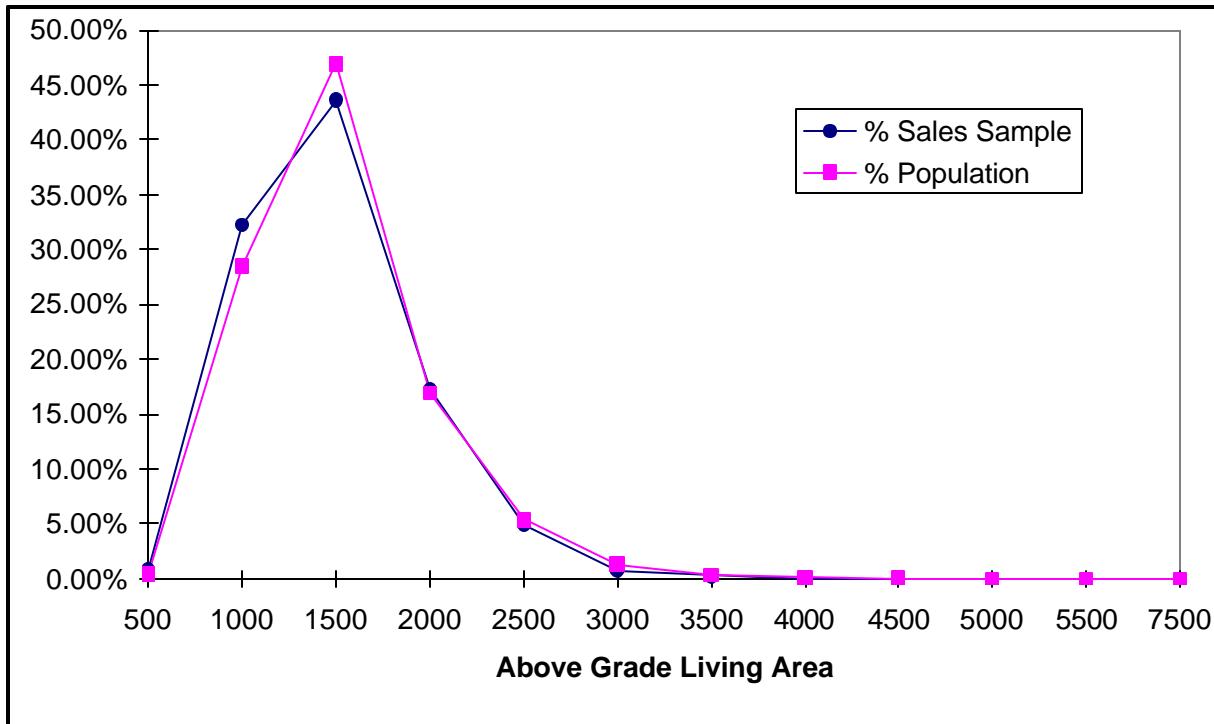
Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	129	17.22%	1910	724	17.30%
1920	145	19.36%	1920	709	16.95%
1930	113	15.09%	1930	603	14.41%
1940	15	2.00%	1940	93	2.22%
1950	75	10.01%	1950	412	9.85%
1960	102	13.62%	1960	583	13.93%
1970	33	4.41%	1970	298	7.12%
1980	26	3.47%	1980	220	5.26%
1990	23	3.07%	1990	135	3.23%
2000	36	4.81%	2000	301	7.19%
2006	52	6.94%	2006	106	2.53%
	749			4184	



Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

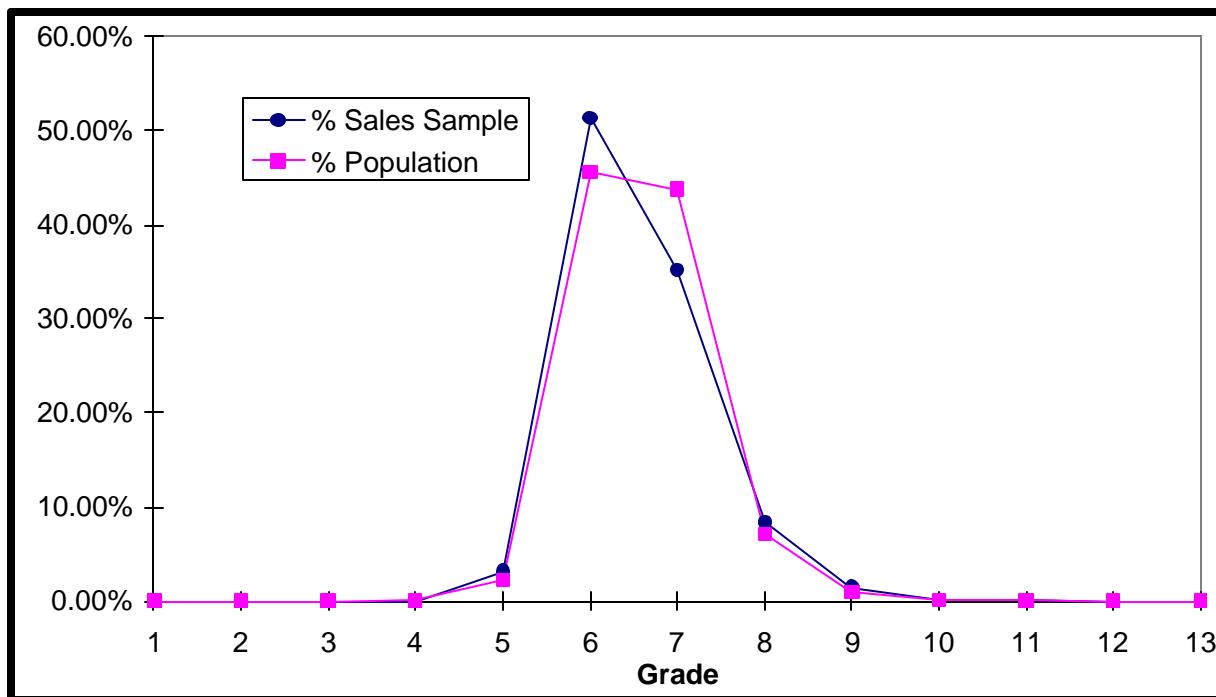
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	6	0.80%	500	17	0.41%
1000	242	32.31%	1000	1193	28.51%
1500	327	43.66%	1500	1965	46.96%
2000	129	17.22%	2000	709	16.95%
2500	37	4.94%	2500	225	5.38%
3000	6	0.80%	3000	55	1.31%
3500	2	0.27%	3500	15	0.36%
4000	0	0.00%	4000	4	0.10%
4500	0	0.00%	4500	1	0.02%
5000	0	0.00%	5000	0	0.00%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	0	0.00%
	749			4184	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

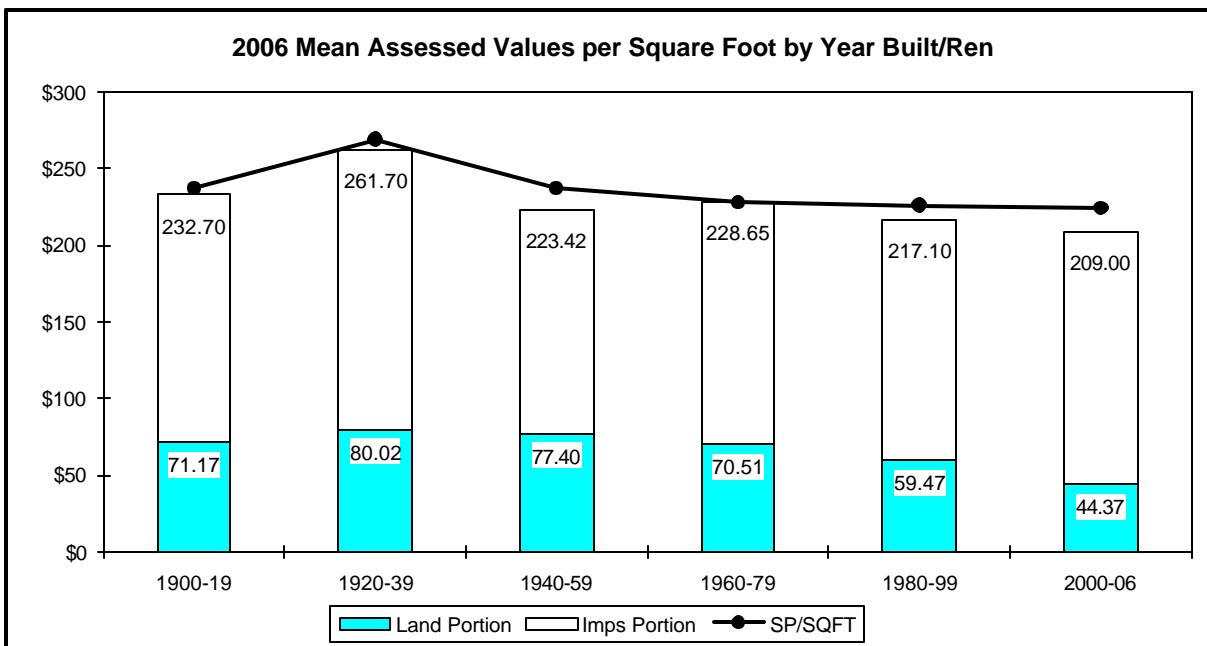
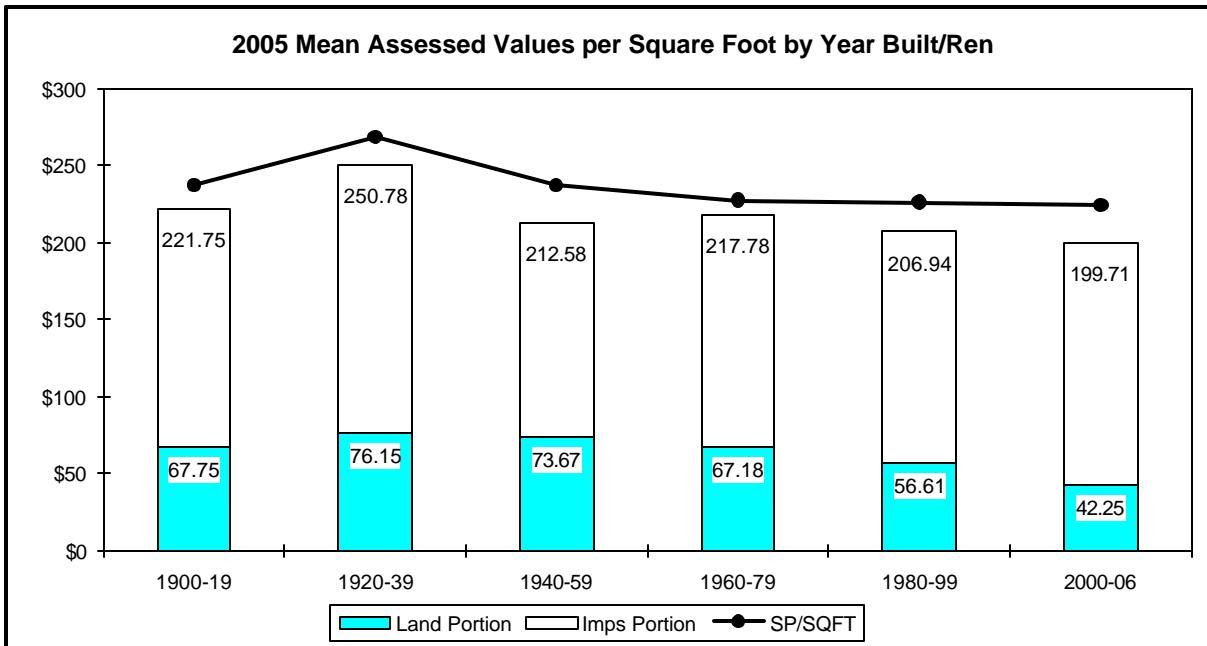
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	2	0.05%
5	24	3.20%	5	97	2.32%
6	385	51.40%	6	1910	45.65%
7	264	35.25%	7	1831	43.76%
8	63	8.41%	8	300	7.17%
9	11	1.47%	9	39	0.93%
10	1	0.13%	10	3	0.07%
11	1	0.13%	11	2	0.05%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
749			4184		



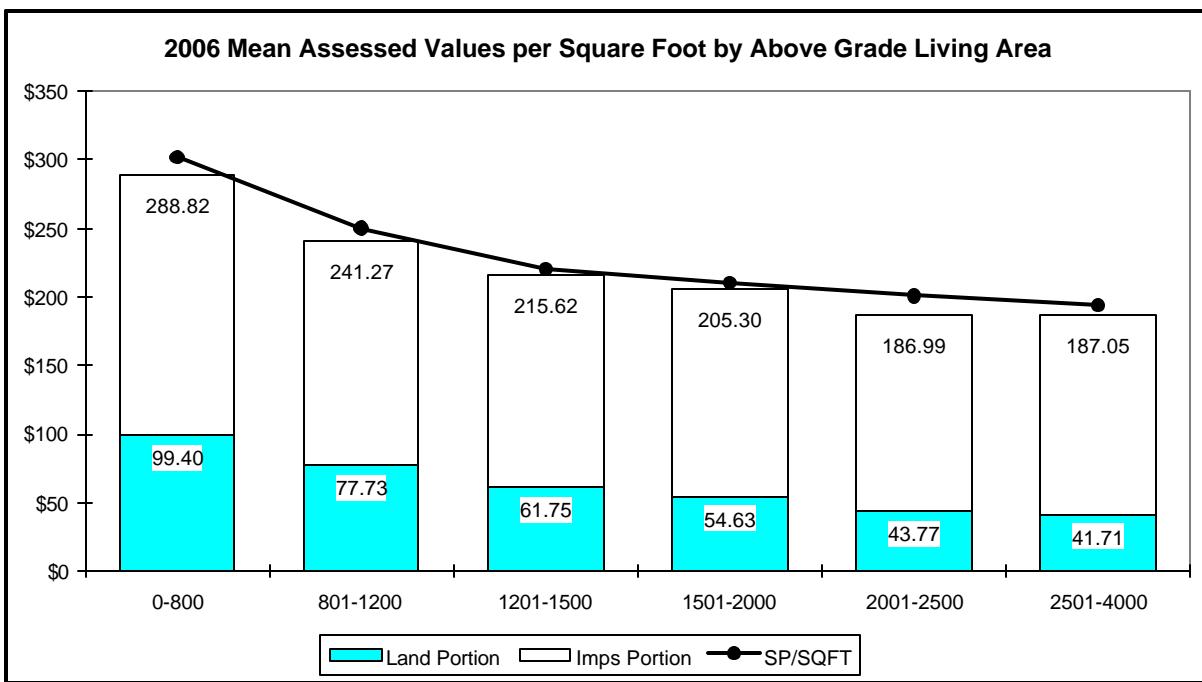
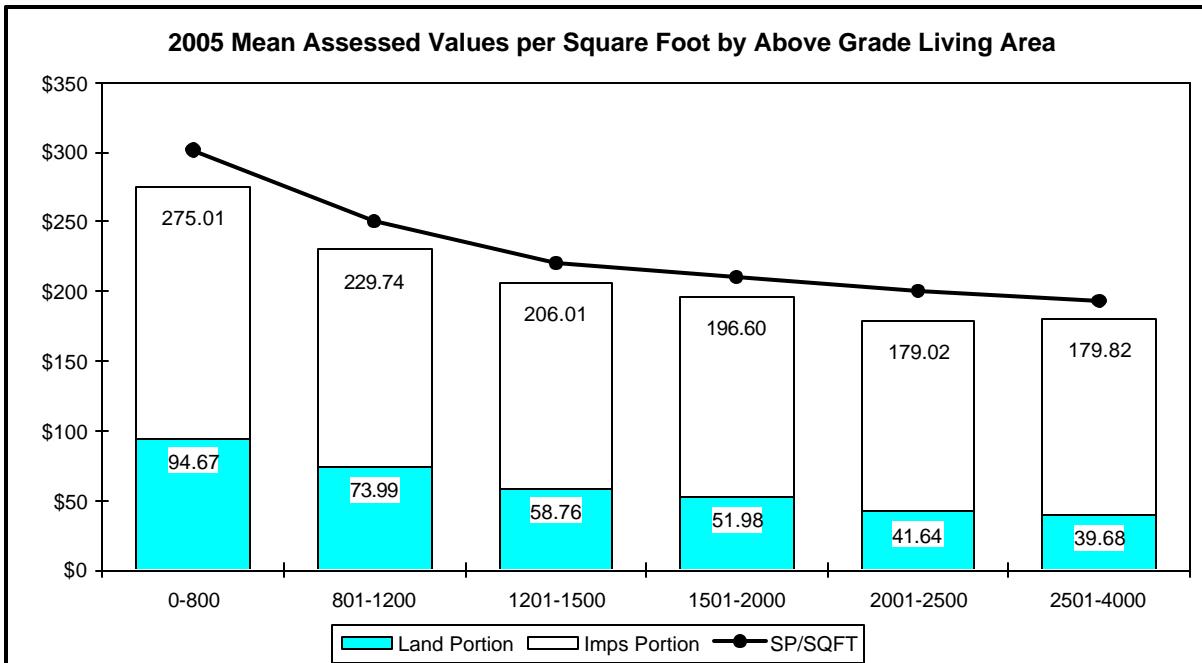
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is good for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values
By Year Built / Renovated**



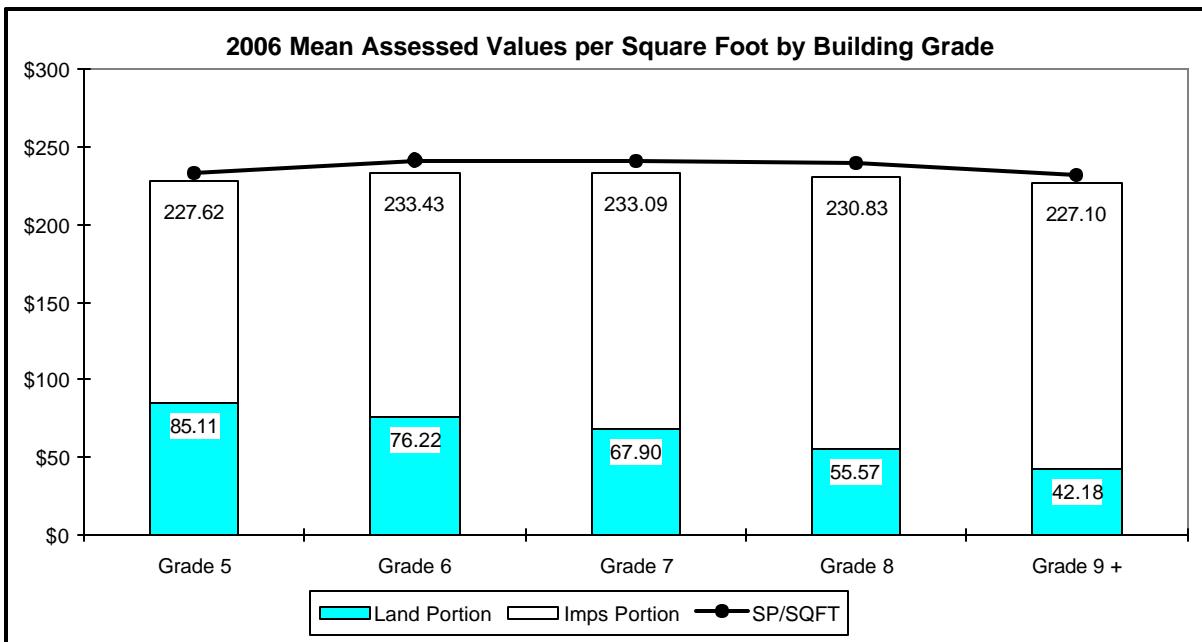
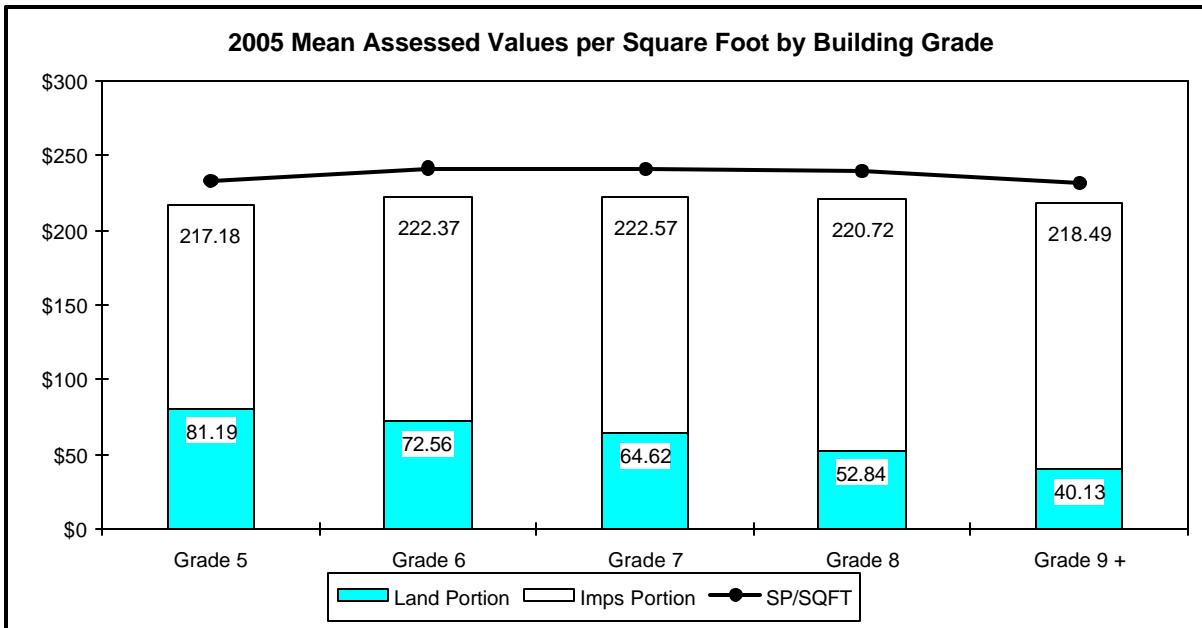
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values
By Above Grade Living Area**

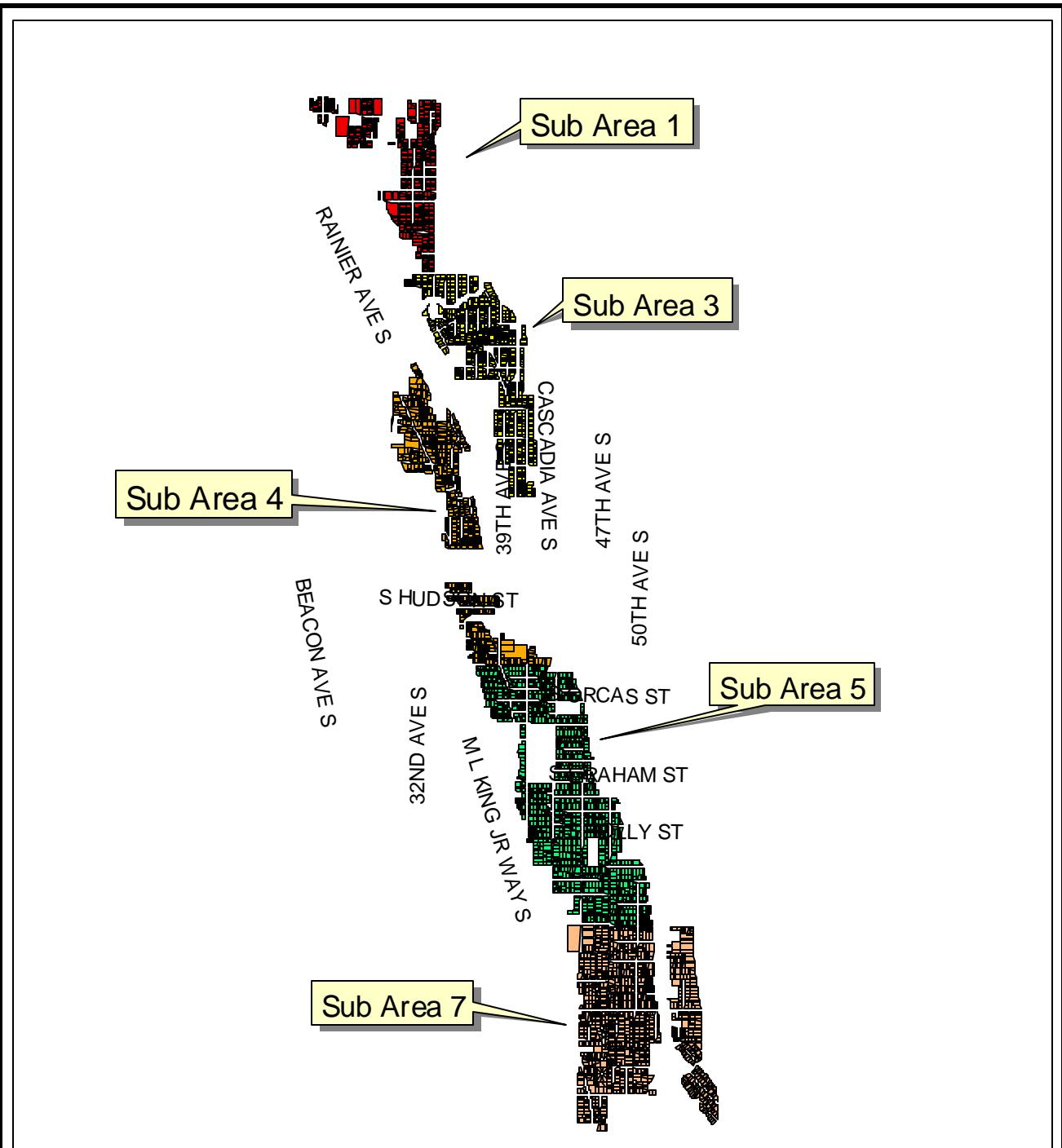


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 21

Rainier Valley

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July 25, 2006

0.2 0 0.2 0.4 0.6 0.8 Miles

Department of Assessments

Legend Wc_streets.shp

Sub Areas
001
003
004
005
007



Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 11 usable land sales available in the area, and their 2005 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 5.69% increase in land assessments in the area for the 2006 Assessment Year. The formula is:

$$2006 \text{ Land Value} = 2005 \text{ Land Value} \times 1.0569, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 749 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that one neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improved parcels in Sub Area 5 had lower average ratios than improved parcels in other sub areas. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

$$2006 \text{ Total Value} = 2005 \text{ Total Value} / \{ .9634501 - (0.04143583 \text{ if Sub Area 5}) \}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2006 \text{ Improvements Value} = 2006 \text{ Total Value} \text{ minus } 2006 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2006 Land Value + Previous Improvement Value * 1.046)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2006 Land Value + Previous Improvement Value * 1.046).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There are no mobile homes in this area.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 21 Annual Update Model Adjustments

2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

3.79%

Sub 5	Yes
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% Adjustment	4.66%
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Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, an improved parcel in Sub Area 5 would *approximately* receive a 8.46% upward adjustment (3.79% + 4.66%). There are 221 sales and 1,261 in the population that meet this criteria.

Approximately 69% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 21 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.967.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
5	24	0.927	0.970	4.6%	0.863	1.076
6	385	0.924	0.970	4.9%	0.950	0.990
7	264	0.920	0.963	4.7%	0.940	0.986
8	63	0.921	0.963	4.6%	0.918	1.008
9	11	0.930	0.967	3.9%	0.873	1.060
10	1	1.133	1.175	3.7%	N/A	N/A
11	1	0.884	0.916	3.6%	N/A	N/A
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1919	256	0.929	0.974	4.8%	0.948	1.000
1920-1939	144	0.935	0.974	4.2%	0.942	1.005
1940-1959	170	0.905	0.951	5.1%	0.920	0.983
1960-1979	64	0.961	1.009	5.0%	0.964	1.055
1980-1999	56	0.904	0.949	5.0%	0.902	0.997
2000-2006	59	0.897	0.939	4.7%	0.906	0.973
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Fair	10	0.658	0.683	3.7%	0.568	0.798
Average	562	0.905	0.951	5.0%	0.934	0.967
Good	154	0.988	1.030	4.2%	1.002	1.058
Very Good	23	0.918	0.953	3.8%	0.902	1.004
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	456	0.928	0.974	5.0%	0.956	0.993
1.5	193	0.918	0.957	4.3%	0.928	0.985
2	99	0.916	0.958	4.7%	0.927	0.990
2.5	1	1.051	1.090	3.7%	N/A	N/A

Area 21 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.967.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

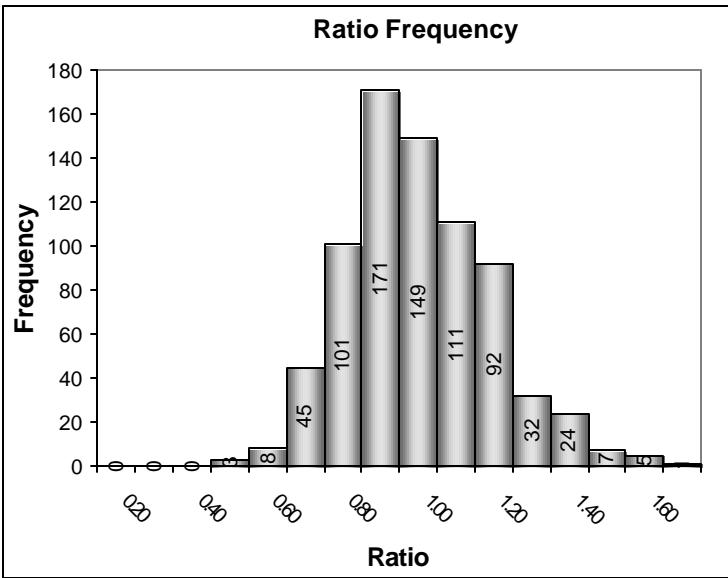
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<801	99	0.909	0.954	5.0%	0.910	0.998
801-1200	321	0.919	0.965	5.0%	0.943	0.986
1201-1500	155	0.936	0.980	4.7%	0.948	1.012
1501-2000	129	0.933	0.973	4.4%	0.941	1.006
2001-2500	37	0.894	0.934	4.4%	0.880	0.987
2501-4000	8	0.929	0.968	4.1%	0.806	1.129
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	715	0.923	0.968	4.8%	0.953	0.982
Y	34	0.916	0.949	3.6%	0.879	1.020
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	749	0.923	0.967	4.8%	0.953	0.981
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	90	0.916	0.950	3.6%	0.905	0.995
3	152	0.954	0.989	3.7%	0.957	1.020
4	98	0.914	0.947	3.6%	0.909	0.984
5	221	0.897	0.971	8.2%	0.947	0.995
7	188	0.926	0.959	3.5%	0.928	0.989
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<3000	33	0.931	0.975	4.7%	0.922	1.028
03000-05000	348	0.916	0.958	4.6%	0.937	0.979
05001-08000	302	0.933	0.978	4.8%	0.956	1.001
08001-12000	62	0.918	0.966	5.2%	0.912	1.020
12001-16000	4	0.845	0.874	3.5%	0.530	1.219

Annual Update Ratio Study Report (Before)

2005 Assessments

District/Team: West Central/Team 2	Lien Date: 01/01/2005	Date of Report: 7/25/2006	Sales Dates: 1/2003 - 12/2005
Area Rainier Valley	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	749		
Mean Assessed Value	264,300		
Mean Sales Price	286,400		
Standard Deviation AV	95,445		
Standard Deviation SP	112,004		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.951		
Median Ratio	0.930		
Weighted Mean Ratio	0.923		
UNIFORMITY			
Lowest ratio	0.405		
Highest ratio:	1.629		
Coefficient of Dispersion	16.04%		
Standard Deviation	0.189		
Coefficient of Variation	19.88%		
Price Related Differential (PRD)	1.031		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.911		
Upper limit	0.948		
95% Confidence: Mean			
Lower limit	0.938		
Upper limit	0.965		
SAMPLE SIZE EVALUATION			
N (population size)	4184		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.189		
Recommended minimum:	57		
Actual sample size:	749		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	407		
# ratios above mean:	342		
Z:	2.375		
Conclusion:	Non-normal		



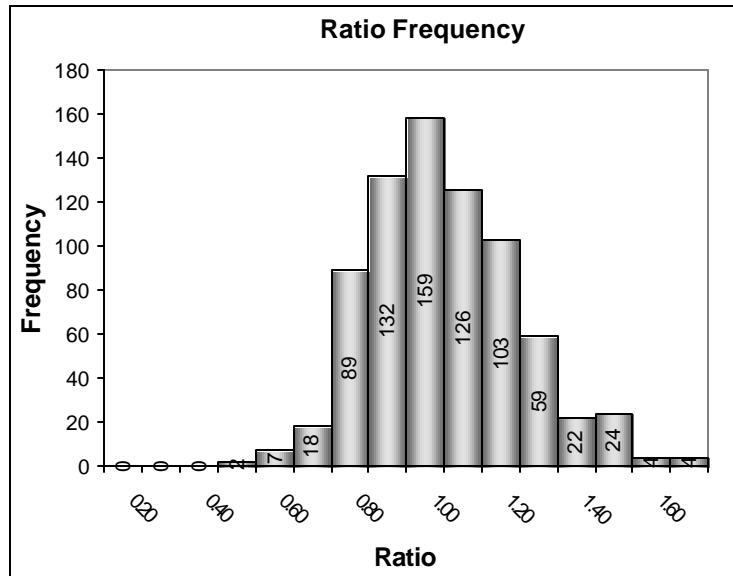
COMMENTS:

1 to 3 Unit Residences throughout Area 21

Annual Update Ratio Study Report (After)

2006 Assessments

District/Team: West Central/Team 2	Lien Date: 01/01/2006	Date of Report: 7/25/2006	Sales Dates: 1/2003 - 12/2005
Area Rainier Valley	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	749		
Mean Assessed Value	276,900		
Mean Sales Price	286,400		
Standard Deviation AV	97,953		
Standard Deviation SP	112,004		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	0.974		
Weighted Mean Ratio	0.967		
UNIFORMITY			
Lowest ratio	0.420		
Highest ratio:	1.686		
Coefficient of Dispersion	15.97%		
Standard Deviation	0.197		
Coefficient of Variation	19.75%		
Price Related Differential (PRD)	1.032		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.959		
Upper limit	0.996		
95% Confidence: Mean			
Lower limit	0.984		
Upper limit	1.012		
SAMPLE SIZE EVALUATION			
N (population size)	4184		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.197		
Recommended minimum:	62		
Actual sample size:	749		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	405		
# ratios above mean:	344		
Z:	2.229		
Conclusion:	Non-normal		



COMMENTS:

1 to 3 Unit Residences throughout Area 21

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	765910	0035	5/19/03	\$167,200	960	0	5	1907	4	2000	N	N	1508 22ND AV S
001	239460	0136	3/3/04	\$188,000	1030	0	5	1963	3	5000	N	N	1739 25TH AV S
001	027200	0855	8/24/04	\$155,000	400	200	6	1916	4	3000	N	N	2814 S GRAND ST
001	765910	0055	11/1/04	\$216,000	720	0	6	1906	4	3040	N	N	2119 S ATLANTIC ST
001	149830	3985	6/10/04	\$191,000	760	0	6	1951	3	4000	N	N	2007 30TH AV S
001	027200	0880	5/12/04	\$300,000	790	530	6	1916	4	4000	Y	N	1721 BRADNER PLS
001	691020	0082	10/27/03	\$250,000	820	0	6	1925	4	3420	Y	N	2906 S MASSACHUSETTS ST
001	539360	1605	6/30/05	\$262,500	850	0	6	1947	3	6000	Y	N	2306 28TH AV S
001	169590	0120	12/5/05	\$405,000	860	0	6	1925	4	3600	N	N	1906 30TH AV S
001	027200	0165	8/2/05	\$320,000	870	0	6	1908	2	4000	N	N	1522 25TH AV S
001	182230	0150	5/9/03	\$200,000	900	0	6	1904	4	3605	N	N	1704 22ND AV S
001	169590	0095	12/15/03	\$273,000	910	250	6	1925	4	4160	N	N	1810 30TH AV S
001	388190	0640	2/24/03	\$151,999	910	0	6	1914	3	5400	N	N	1807 25TH AV S
001	209020	0045	3/23/05	\$472,000	930	0	6	1919	3	4050	N	N	3007 S WALKER ST
001	027200	0120	7/23/04	\$235,000	950	0	6	1967	3	4000	N	N	1709 26TH AV S
001	811110	0040	9/19/05	\$437,000	980	0	6	1908	4	3960	N	N	1806 29TH AV S
001	149830	3980	9/9/03	\$255,000	990	0	6	1929	3	4000	N	N	2001 30TH AV S
001	570000	0105	5/26/05	\$420,000	1040	550	6	1921	5	5000	N	N	2327 31ST AV S
001	066900	0015	10/21/03	\$309,950	1050	0	6	1921	4	3700	N	N	1928 30TH AV S
001	149830	4065	6/7/05	\$463,000	1090	0	6	1923	4	5000	N	N	1908 29TH AV S
001	811110	0065	5/13/04	\$305,000	1100	480	6	1939	3	3960	Y	N	1807 29TH AV S
001	539360	1600	10/13/05	\$349,000	1130	0	6	1947	3	6000	Y	N	2312 28TH AV S
001	811110	0115	2/4/03	\$220,000	1140	0	6	1943	3	3960	N	N	1809 28TH AV S
001	182230	0030	7/22/04	\$245,000	1150	890	6	1904	3	3500	N	N	1701 22ND AV S
001	811110	0050	11/12/04	\$335,000	1170	0	6	1920	5	3960	N	N	1814 29TH AV S
001	182230	0120	10/25/04	\$329,950	1240	0	6	1904	4	3811	N	N	1518 22ND AV S
001	149830	3960	7/27/04	\$425,500	1250	0	6	1929	5	4000	N	N	2006 29TH AV S
001	000360	0068	5/14/03	\$265,000	1270	0	6	1950	4	8700	N	N	2803 S BAYVIEW ST
001	912200	1345	7/7/04	\$421,000	1280	180	6	1936	4	4500	N	N	2337 30TH AV S
001	239460	0120	3/3/04	\$188,000	1310	0	6	1945	3	5000	N	N	1723 25TH AV S

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	239460	0121	3/3/04	\$188,000	1310	0	6	1945	3	5000	N	N	1733 25TH AV S
001	239460	0122	3/3/04	\$188,000	1310	0	6	1945	3	5000	N	N	1727 25TH AV S
001	149830	4040	3/25/03	\$315,000	1400	0	6	1926	4	3737	N	N	1915 30TH AV S
001	912200	1290	9/22/03	\$394,000	1480	0	6	1927	5	4500	N	N	2336 29TH AV S
001	885000	0970	3/19/04	\$247,500	1490	600	6	1909	4	3000	N	N	1510 21ST AV S
001	570000	0035	11/22/04	\$395,000	1540	0	6	1927	4	4000	N	N	2340 30TH AV S
001	169590	0060	3/24/04	\$330,000	1610	0	6	1925	4	2982	N	N	1733 30TH AV S
001	388190	0660	8/2/04	\$265,500	1660	0	6	1901	4	5400	N	N	1817 25TH AV S
001	885000	0965	3/29/05	\$198,000	1670	0	6	1905	4	3000	N	N	1512 21ST AV S
001	209020	0030	10/25/05	\$395,000	1720	0	6	1923	4	4300	N	N	2117 31ST AV S
001	795400	0125	4/15/05	\$418,000	940	500	7	1957	3	5978	N	N	2707 30TH AV S
001	673870	0050	6/29/05	\$425,000	940	0	7	1920	4	4040	N	N	2100 30TH AV S
001	673870	0055	9/26/03	\$367,000	1020	200	7	1925	4	4040	N	N	2106 30TH AV S
001	690970	0437	4/13/04	\$249,500	1060	0	7	1979	3	1600	Y	N	1523 30TH AV S
001	027200	0945	7/26/05	\$790,000	1100	570	7	2000	3	4000	Y	N	1701 29TH AV S
001	000360	0080	3/4/03	\$250,000	1130	700	7	1983	3	5000	N	N	2833 S BAYVIEW ST
001	570000	0050	10/26/05	\$606,000	1140	500	7	1928	4	4080	N	N	2354 30TH AV S
001	539360	1680	12/2/03	\$412,500	1140	180	7	1941	4	6000	N	N	2217 29TH AV S
001	570000	0050	9/4/03	\$437,500	1140	500	7	1928	4	4080	N	N	2354 30TH AV S
001	674570	0045	7/28/04	\$385,510	1150	380	7	1951	4	4655	N	N	2308 30TH AV S
001	765910	0037	5/12/04	\$330,000	1150	150	7	2004	3	2088	N	N	1500 22ND AV S
001	765910	0033	5/27/04	\$324,000	1150	150	7	2004	3	1910	N	N	1504 22ND AV S
001	690970	0280	7/11/03	\$550,000	1340	430	7	1901	4	5000	Y	N	1525 31ST AV S
001	149830	4045	4/27/05	\$490,000	1380	670	7	1926	4	5000	N	N	1912 29TH AV S
001	539360	1635	11/21/05	\$391,000	1390	0	7	1925	4	6000	N	N	2321 29TH AV S
001	149830	4035	9/23/04	\$460,000	1500	850	7	1926	4	5000	N	N	1916 29TH AV S
001	912200	1305	3/23/05	\$499,950	1510	0	7	1926	5	4500	N	N	2352 29TH AV S
001	691020	0145	8/25/04	\$548,000	1690	0	7	1902	4	8730	Y	N	1728 29TH AV S
001	027200	0050	11/9/04	\$400,000	1770	0	7	1914	4	4000	N	N	1734 25TH AV S
001	691020	0060	12/29/03	\$289,000	1830	1080	7	1917	3	9060	Y	N	1530 29TH AV S
001	209020	0035	7/2/04	\$450,000	1850	0	7	1908	4	4000	N	N	2113 31ST AV S

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	570000	0215	3/25/05	\$556,950	1890	500	7	1926	5	5000	N	N	2509 31ST AV S
001	149830	3760	3/3/05	\$560,000	1920	140	7	1923	4	6000	Y	N	2815 S PLUM ST
001	149830	4080	4/20/05	\$700,000	1970	0	7	1923	5	5000	N	N	1902 29TH AV S
001	570000	0275	4/10/03	\$393,000	2000	0	7	1921	5	5500	N	N	2739 31ST AV S
001	209020	0065	3/13/03	\$375,000	2010	120	7	1907	4	4400	N	N	2203 31ST AV S
001	570000	0300	6/21/04	\$563,500	2080	600	7	2000	3	5000	N	N	2717 31ST AV S
001	673870	0035	10/3/05	\$590,000	2110	0	7	1916	3	4000	N	N	2013 31ST AV S
001	691020	0005	4/3/03	\$355,000	3100	0	7	1985	3	4560	Y	N	2913 S ATLANTIC ST
001	027200	0830	6/10/05	\$429,000	1030	520	8	1998	3	5812	Y	N	1744 28TH AV S
001	027200	0820	3/22/04	\$398,000	1030	520	8	1998	3	5000	Y	N	1732 28TH AV S
001	027200	0830	6/13/03	\$376,000	1030	520	8	1998	3	5812	Y	N	1744 28TH AV S
001	539360	1670	7/1/03	\$340,000	1310	1200	8	1950	3	6000	N	N	2207 29TH AV S
001	027200	0020	7/28/05	\$368,000	1350	900	8	1996	3	4000	N	N	1704 25TH AV S
001	027200	0180	3/28/03	\$325,000	1360	900	8	2003	3	4000	N	N	1535 26TH AV S
001	539410	0010	3/5/05	\$487,500	1390	1000	8	1953	4	4700	N	N	2212 29TH AV S
001	570000	0070	6/26/03	\$360,000	1430	600	8	1925	4	5800	N	N	2355 31ST AV S
001	539360	1620	2/26/04	\$349,000	1600	0	8	1929	4	6000	N	N	2303 29TH AV S
001	016100	0060	12/1/04	\$744,000	1730	0	8	1913	4	4000	Y	N	1702 30TH AV S
001	570000	0015	6/16/05	\$515,000	1760	180	8	1931	4	3880	N	N	2324 30TH AV S
001	570000	0090	11/10/04	\$539,000	1840	0	8	1925	5	4872	N	N	2337 31ST AV S
001	912200	1323	7/21/05	\$509,000	2200	0	8	1998	3	4500	N	N	2359 30TH AV S
001	016100	0005	1/17/05	\$529,000	2240	0	8	1993	3	3808	Y	N	1701 30TH AV S
001	239460	0160	11/11/03	\$375,000	2400	0	8	2003	3	4000	N	N	1734 24TH AV S
001	539360	1655	5/4/04	\$532,667	2590	0	8	2003	3	6000	Y	N	2206 28TH AV S
001	149830	3905	8/23/04	\$455,000	1780	0	9	1930	3	3240	N	N	2113 30TH AV S
001	149830	3915	2/22/05	\$404,000	1830	0	9	1930	3	3240	N	N	2117 30TH AV S
001	149830	3820	11/23/05	\$720,000	1960	850	9	2005	3	6000	N	N	2103 29TH AV S
001	027200	0900	5/21/03	\$360,000	2500	400	9	2003	3	4000	Y	N	1702 BRADNER PL S
001	027200	0875	6/30/05	\$895,000	2570	1080	9	2005	3	4000	Y	N	1731 BRADNER PL S
003	983420	0225	11/16/05	\$276,500	680	0	5	1905	4	4080	N	N	3412 S HORTON ST
003	795030	0985	9/29/04	\$140,000	780	0	5	1943	3	5200	N	N	4018 COURTLAND PL S

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	812110	0135	9/9/05	\$328,000	620	0	6	1925	3	3858	N	N	3822 37TH AV S
003	812110	0135	3/27/04	\$269,000	620	0	6	1925	3	3858	N	N	3822 37TH AV S
003	795030	0820	8/6/03	\$235,000	640	0	6	1910	4	3060	N	N	4035 38TH AV S
003	672570	0020	2/25/03	\$192,500	640	120	6	1925	3	3809	N	N	2826 29TH AV S
003	983420	0415	12/22/05	\$275,000	650	0	6	1947	3	3672	N	N	3507 S HANFORD ST
003	795030	0840	6/16/05	\$255,000	660	0	6	1926	3	3060	N	N	4045 38TH AV S
003	795030	1925	7/15/05	\$265,000	690	690	6	1905	4	3060	N	N	4107 38TH AV S
003	795030	1925	10/31/03	\$225,000	690	690	6	1905	4	3060	N	N	4107 38TH AV S
003	795030	0766	4/14/04	\$265,000	730	0	6	1911	3	3146	N	N	3715 S ANDOVER ST
003	983420	0411	12/12/05	\$293,000	740	0	6	1947	3	3621	N	N	3503 S HANFORD ST
003	795030	0576	6/1/05	\$341,000	780	0	6	1908	3	3101	N	N	3817 S ANDOVER ST
003	983420	0980	9/19/05	\$250,000	790	0	6	1949	3	4080	N	N	3410 34TH AV S
003	795030	2005	5/19/04	\$185,000	790	0	6	1910	4	3060	N	N	4157 38TH AV S
003	983420	1765	4/17/03	\$230,500	800	800	6	1910	4	4080	N	N	3819 37TH AV S
003	795030	2240	6/1/04	\$190,500	810	0	6	1909	3	3060	N	N	4159 39TH AV S
003	983420	1790	5/30/03	\$150,000	820	0	6	1919	3	4080	N	N	3837 37TH AV S
003	128230	0005	4/23/03	\$265,900	840	620	6	1922	4	3073	N	N	3218 S BYRON ST
003	795030	1010	10/29/03	\$211,000	870	0	6	1912	3	3000	N	N	4035 37TH AV S
003	983420	0330	5/15/03	\$223,000	880	0	6	1925	3	4080	N	N	3225 36TH AV S
003	795030	0645	11/24/03	\$310,000	900	0	6	1912	4	6120	N	N	4043 39TH AV S
003	983420	0960	12/12/05	\$214,000	900	0	6	1925	3	5433	N	N	3421 35TH AV S
003	983420	1075	12/2/03	\$185,500	910	460	6	1908	3	4517	N	N	3612 S SPOKANE ST
003	672570	0065	5/11/05	\$300,000	910	160	6	1928	4	5279	N	N	2817 29TH AV S
003	795030	0575	6/10/04	\$259,950	910	0	6	1908	4	3123	N	N	3813 S ANDOVER ST
003	672570	0070	2/21/05	\$299,998	920	0	6	1928	3	5279	N	N	2821 29TH AV S
003	983420	0320	8/14/03	\$322,500	940	0	6	1919	4	4080	N	N	3217 36TH AV S
003	795030	2245	10/7/03	\$256,500	960	0	6	1915	4	6120	N	N	4161 39TH AV S
003	570000	2350	11/10/04	\$323,000	970	0	6	1920	3	4725	N	N	2943 36TH AV S
003	983420	0375	10/19/05	\$389,000	980	0	6	1960	4	4080	N	N	3232 35TH AV S
003	983420	0785	7/21/05	\$320,000	980	0	6	1909	4	4080	N	N	3320 34TH AV S
003	983420	0465	9/20/04	\$262,500	990	0	6	1920	3	4080	N	N	3239 37TH PL S

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	983470	0075	8/26/03	\$265,000	1000	0	6	1919	3	3000	N	N	3235 37TH AV S
003	795030	2345	5/28/03	\$260,000	1010	0	6	1904	3	3060	N	N	4114 38TH AV S
003	795030	2290	4/2/03	\$250,000	1020	0	6	1916	3	6120	N	N	4146 38TH AV S
003	570000	2285	12/9/03	\$358,000	1020	765	6	1917	5	3570	N	N	3512 S HANFORD ST
003	983420	0140	4/15/03	\$197,000	1020	0	6	1905	3	4080	N	N	3228 33RD AV S
003	983420	1795	8/30/04	\$269,950	1030	0	6	1907	3	4080	N	N	3841 37TH AV S
003	795030	0485	9/10/04	\$254,000	1050	0	6	1908	3	4545	N	N	4048 39TH AV S
003	812110	0015	7/1/03	\$339,900	1070	0	6	1917	4	3713	N	N	3851 38TH AV S
003	983420	0310	10/20/04	\$329,000	1080	0	6	1919	4	4080	N	N	3209 36TH AV S
003	795030	0555	11/30/04	\$329,000	1090	250	6	1912	4	5050	N	N	4008 39TH AV S
003	795030	2210	9/9/03	\$237,000	1100	1100	6	2000	3	3060	N	N	4141 39TH AV S
003	570000	1345	8/20/03	\$310,500	1110	0	6	1909	3	4427	N	N	3233 S HANFORD ST
003	983420	1150	10/26/04	\$277,500	1140	0	6	1912	3	3780	N	N	3623 YORK RD S
003	570000	1325	10/28/03	\$290,000	1210	0	6	1907	3	4250	N	N	3213 S HANFORD ST
003	983420	1845	1/16/04	\$285,000	1210	770	6	2003	3	4080	N	N	3840 COURTLAND PL S
003	983420	0870	4/14/03	\$247,500	1220	0	6	1923	3	5100	N	N	3403 34TH AV S
003	812110	0146	9/9/04	\$272,000	1240	0	6	1983	3	2878	N	N	3834 37TH AV S
003	812110	0148	6/1/04	\$240,000	1240	0	6	1983	3	2872	N	N	3840 37TH AV S
003	128230	0920	8/16/05	\$372,000	1250	0	6	1922	3	5400	N	N	3265 MCCLINTOCK AV S
003	983420	0625	3/25/03	\$322,000	1290	650	6	1922	4	4080	N	N	3311 36TH AV S
003	983420	1050	3/14/03	\$273,500	1300	0	6	1929	3	4080	N	N	3406 35TH AV S
003	983420	0875	11/3/03	\$245,000	1340	0	6	1922	3	4080	N	N	3407 34TH AV S
003	795030	0560	3/17/04	\$343,000	1360	0	6	1924	4	3838	N	N	4006 39TH AV S
003	795030	0470	6/2/04	\$353,000	1390	0	6	1910	3	6000	N	N	4055 CASCADIA AV S
003	983420	0115	8/31/05	\$420,000	1400	0	6	1904	3	4080	N	N	3245 34TH AV S
003	570000	3075	11/9/04	\$415,000	1400	0	6	1923	4	3001	N	N	3625 38TH AV S
003	795030	0390	2/25/03	\$435,000	1430	180	6	1909	3	4500	N	N	4007 CASCADIA AV S
003	983420	0350	5/21/04	\$402,000	1430	500	6	1920	4	4080	N	N	3243 36TH AV S
003	795030	0550	5/23/03	\$294,950	1440	0	6	1930	3	4040	N	N	4012 39TH AV S
003	983420	0250	11/10/04	\$400,000	1450	0	6	2000	3	4080	N	N	3228 34TH AV S
003	983420	0010	11/7/03	\$350,000	1450	0	6	1915	3	4186	N	N	3207 33RD AV S

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	795030	2155	6/23/04	\$345,000	1470	0	6	1914	4	3570	N	N	4109 39TH AV S
003	128230	1095	8/7/03	\$240,000	1500	0	6	1913	3	6000	N	N	3262 MCCLINTOCK AV S
003	570000	2120	12/19/05	\$395,000	1510	0	6	1928	3	4323	N	N	3153 35TH AV S
003	570000	0370	11/20/03	\$305,000	1510	0	6	1922	4	4327	N	N	2838 30TH AV S
003	812110	1421	12/7/05	\$395,500	1560	0	6	1923	4	4697	N	N	3707 S COURT ST
003	570000	1330	12/8/03	\$350,000	1610	0	6	1919	3	4250	N	N	3217 S HANFORD ST
003	570000	3040	11/17/04	\$452,000	1650	0	6	1915	4	3780	N	N	3608 37TH AV S
003	983420	0130	12/15/05	\$389,000	1670	0	6	1913	3	4080	N	N	3234 33RD AV S
003	570000	0340	2/28/05	\$400,000	1680	0	6	1922	4	4299	N	N	2814 30TH AV S
003	983420	0110	3/12/04	\$300,000	1765	0	6	1903	4	4080	N	N	3241 34TH AV S
003	983420	0280	12/27/04	\$500,000	1780	300	6	1909	4	4573	N	N	3409 S HANFORD ST
003	812110	0340	9/12/03	\$267,000	1850	0	6	1927	3	4635	N	N	3824 38TH AV S
003	983470	0185	5/10/05	\$437,000	1910	0	6	1910	3	5262	N	N	3413 37TH AV S
003	570000	1340	11/17/04	\$450,000	2080	0	6	1918	4	4250	N	N	3227 S HANFORD ST
003	983420	0180	6/4/04	\$259,910	770	720	7	1973	3	4080	N	N	3209 35TH AV S
003	128230	0010	7/1/03	\$297,000	870	280	7	1921	3	3559	N	N	3214 S BYRON ST
003	983420	0950	12/16/03	\$226,700	870	820	7	1984	3	4080	N	N	3415 35TH AV S
003	128230	0065	4/8/04	\$265,000	910	910	7	1981	3	5858	N	N	3203 MCCLINTOCK AV S
003	983420	1780	6/22/05	\$353,000	960	860	7	1965	3	4080	N	N	3831 37TH AV S
003	983420	0590	3/10/05	\$306,000	980	740	7	1961	3	4290	N	N	3316 36TH AV S
003	983420	0507	11/5/03	\$355,000	990	760	7	1963	3	5406	N	N	3222 36TH AV S
003	983420	1800	5/10/04	\$230,000	1000	760	7	1977	3	4080	N	N	3845 37TH AV S
003	795030	2200	8/14/03	\$272,450	1010	800	7	1955	3	6120	N	N	4135 39TH AV S
003	983420	1155	9/19/05	\$486,000	1030	560	7	1978	5	6120	N	N	3625 37TH AV S
003	983470	0190	11/15/05	\$399,000	1050	800	7	1961	3	3921	N	N	3417 37TH AV S
003	795030	0480	9/11/03	\$274,950	1060	600	7	1954	3	4545	N	N	3904 S DAKOTA ST
003	570000	3060	8/15/03	\$409,900	1100	800	7	1989	3	3287	N	N	3706 S COURT ST
003	570000	2360	2/22/05	\$380,000	1120	975	7	1923	4	5257	N	N	2933 36TH AV S
003	812110	0105	7/28/05	\$384,950	1150	840	7	1968	3	6801	N	N	3800 37TH AV S
003	570000	2325	5/19/04	\$429,850	1170	1170	7	1917	4	4206	N	N	2955 36TH AV S
003	812110	0375	3/12/03	\$226,000	1190	0	7	1947	4	6180	N	N	3844 38TH AV S

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	570000	0420	11/29/05	\$493,000	1210	0	7	1925	5	5000	N	N	2807 31ST AV S
003	570000	2070	11/12/04	\$485,000	1210	150	7	1908	4	4322	N	N	3122 34TH AV S
003	795030	1945	3/21/05	\$349,950	1270	0	7	1906	4	3060	N	N	4119 38TH AV S
003	570000	3015	9/24/03	\$560,000	1270	460	7	1921	4	5000	N	N	3411 HUNTER BL S
003	812110	0385	4/22/04	\$340,000	1330	0	7	1951	4	6180	N	N	3850 38TH AV S
003	570000	2455	4/28/05	\$542,000	1360	0	7	1924	4	4954	N	N	2962 36TH AV S
003	570000	2455	12/18/03	\$460,000	1360	0	7	1924	4	4954	N	N	2962 36TH AV S
003	983420	0920	6/24/05	\$306,400	1370	940	7	1987	3	4080	N	N	3410 33RD AV S
003	983420	0920	3/2/04	\$236,500	1370	940	7	1987	3	4080	N	N	3410 33RD AV S
003	795030	2020	11/29/04	\$279,950	1390	0	7	1924	3	5100	N	N	4167 38TH AV S
003	983420	0230	9/22/04	\$234,000	1400	0	7	1948	3	4080	N	N	3400 S HORTON ST
003	570000	2440	10/29/04	\$469,950	1420	0	7	1924	4	4954	N	N	2946 36TH AV S
003	812110	1420	2/7/05	\$425,000	1440	700	7	1923	4	7894	N	N	3703 S COURT ST
003	570000	1495	8/1/03	\$480,000	1460	500	7	1912	5	5000	N	N	2830 33RD AV S
003	570000	2090	8/2/05	\$409,000	1480	0	7	1909	2	4322	N	N	3138 34TH AV S
003	983420	0660	10/1/03	\$239,000	1510	0	7	1971	3	5572	N	N	3339 36TH AV S
003	983420	1105	10/22/04	\$297,000	1520	0	7	1912	3	4080	N	N	3418 36TH AV S
003	570000	1140	4/1/04	\$425,000	1560	0	7	1922	3	5000	N	N	2842 32ND AV S
003	795030	2285	7/12/04	\$282,000	1600	0	7	1998	3	3060	N	N	4154 38TH AV S
003	570000	0515	10/7/04	\$500,000	1640	0	7	1922	3	5000	N	N	2837 32ND AV S
003	570000	1230	5/1/04	\$619,000	1640	0	7	1909	4	5000	N	N	2807 33RD AV S
003	812110	0600	2/14/03	\$216,000	1640	0	7	1946	3	6180	N	N	3856 39TH AV S
003	570000	1100	11/7/05	\$482,000	1730	0	7	1928	4	4995	N	N	2802 32ND AV S
003	570000	0540	4/28/05	\$480,000	1750	0	7	1923	3	5000	N	N	2811 32ND AV S
003	570000	2400	12/29/04	\$424,500	1760	900	7	1947	3	8184	N	N	3601 S MOUNT BAKER BL
003	812110	1350	3/25/05	\$367,000	1760	1120	7	1919	3	4635	N	N	3714 38TH AV S
003	570000	1410	3/21/03	\$479,500	1780	0	7	1919	3	5019	N	N	3128 33RD AV S
003	795030	1975	6/30/05	\$440,000	1780	940	7	1910	4	6120	N	N	4139 38TH AV S
003	570000	0410	12/14/04	\$499,950	1910	500	7	1918	4	5000	N	N	2817 31ST AV S
003	570000	1235	12/2/04	\$581,000	1920	0	7	1915	4	5000	N	N	2803 33RD AV S
003	570000	1520	5/25/03	\$460,000	1930	0	7	1910	3	5000	N	N	2833 34TH AV S

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	570000	1225	6/17/05	\$756,000	1940	0	7	1922	3	5000	N	N	2811 33RD AV S
003	983420	0270	5/8/04	\$390,000	1970	420	7	1948	3	6120	N	N	3210 34TH AV S
003	570000	1120	8/18/03	\$417,500	1970	0	7	1921	4	5000	N	N	2822 32ND AV S
003	570000	2415	8/3/05	\$750,000	1980	360	7	1924	4	8017	N	N	2841 MOUNT RAINIER DR S
003	570000	2415	6/18/03	\$550,000	1980	360	7	1924	4	8017	N	N	2841 MOUNT RAINIER DR S
003	983420	0220	3/23/05	\$595,000	2070	0	7	1925	5	4080	N	N	3241 35TH AV S
003	570000	0465	8/9/04	\$505,000	2110	0	7	1918	4	5000	N	N	2806 31ST AV S
003	983420	1820	4/25/05	\$405,000	2140	0	7	1907	3	5202	N	N	3652 S ANDOVER ST
003	672570	0005	7/16/04	\$374,000	2270	0	7	1988	4	4548	N	N	2817 30TH AV S
003	570000	1105	7/22/03	\$480,000	2270	0	7	1911	4	5000	N	N	2806 32ND AV S
003	570000	2430	4/17/03	\$315,500	2390	0	7	1921	4	7360	N	N	2936 36TH AV S
003	983420	0095	11/8/05	\$730,000	2406	0	7	1909	3	6120	N	N	3231 34TH AV S
003	795030	0540	11/4/05	\$379,000	1040	570	8	1953	3	6060	N	N	4016 39TH AV S
003	570000	0485	4/21/04	\$385,000	1440	890	8	1954	3	5000	N	N	2826 31ST AV S
003	570000	3410	12/23/04	\$525,000	1570	0	8	1919	4	7082	N	N	3230 HUNTER BL S
003	795030	2350	11/15/04	\$339,000	1620	0	8	2004	3	3060	N	N	4112 38TH AV S
003	570000	2425	8/20/03	\$300,000	1760	300	8	1921	3	8142	N	N	2851 MOUNT RAINIER DR S
003	983420	0725	4/25/05	\$560,000	1910	0	8	1995	3	4080	N	N	3311 35TH AV S
003	570000	1970	2/3/05	\$510,000	1930	370	8	1916	4	5300	N	N	3405 S MCCLELLAN ST
003	570000	2970	6/1/03	\$560,000	1980	0	8	1913	3	4500	N	N	3323 HUNTER BL S
003	812110	1240	12/15/04	\$675,000	2060	0	8	1921	4	5459	N	N	3901 S COURT ST
003	570000	3025	12/3/03	\$570,000	2120	150	8	1914	3	5000	N	N	3403 HUNTER BL S
003	570000	3020	11/29/04	\$865,000	2440	700	8	1913	5	5000	N	N	3407 HUNTER BL S
003	570000	2505	4/8/04	\$610,000	2560	0	8	1918	4	6000	N	N	3111 37TH PL S
003	570000	1505	7/28/03	\$589,500	2740	190	8	1926	4	6050	N	N	3300 S MOUNT BAKER BL
003	570000	2510	3/25/03	\$685,000	2340	1070	10	1922	4	6000	N	N	3107 37TH PL S
004	160460	0350	4/25/05	\$204,900	500	0	5	1948	3	3000	N	N	4557 34TH AV S
004	564960	0460	7/28/03	\$149,950	580	0	5	1909	4	5640	N	N	3936 S BRANDON ST
004	170990	0125	8/30/04	\$105,000	710	0	5	1910	3	3200	N	N	4558 35TH AV S
004	170990	0200	9/7/05	\$196,500	750	0	5	1917	4	4550	N	N	4504 35TH AV S
004	266050	0145	2/9/04	\$170,000	760	0	5	1902	3	4400	N	N	3251 S HUDSON ST

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	688890	0160	3/16/05	\$145,000	770	0	5	1913	2	3650	N	N	5308 MARTIN LUTHER KING JR WY S
004	266050	0135	10/14/04	\$215,000	910	0	5	1905	4	4400	N	N	3255 S HUDSON ST
004	564960	0260	6/1/05	\$206,500	1010	0	5	1917	2	3600	N	N	3712 S BRANDON ST
004	170340	0825	3/2/04	\$230,000	1180	0	5	1904	3	4950	N	N	3541 S FERDINAND ST
004	162404	9157	3/25/05	\$190,000	500	0	6	1942	3	5457	N	N	3024 S COURT ST
004	160460	0535	7/21/03	\$157,000	550	0	6	1954	3	2980	N	N	4523 35TH AV S
004	170340	0840	9/14/05	\$334,000	660	660	6	1940	4	3300	N	N	3549 S FERDINAND ST
004	118300	0036	6/16/04	\$245,000	700	0	6	1918	3	7752	N	N	3548 S BRANDON ST
004	564960	0400	6/6/03	\$185,330	740	0	6	1947	2	6750	N	N	5234 39TH AV S
004	170340	0775	8/20/03	\$229,950	740	0	6	1901	3	3300	N	N	3511 S FERDINAND ST
004	266050	0370	8/29/05	\$265,000	770	0	6	1954	3	6930	N	N	5063 RENTON AV S
004	170340	0545	7/30/04	\$172,550	770	0	6	1944	3	4950	N	N	3207 S EDMUNDS ST
004	160460	0870	4/1/03	\$237,950	780	0	6	1904	4	6000	N	N	4403 LETITIA AV S
004	170340	1045	5/28/03	\$219,000	790	0	6	1928	3	3300	N	N	3233 S FERDINAND ST
004	688890	0005	7/5/05	\$269,000	800	0	6	1919	3	5330	N	N	3511 S DAWSON ST
004	560900	0080	7/29/04	\$210,000	810	0	6	1916	3	4185	N	N	3860 LETITIA AV S
004	160460	0070	3/11/04	\$300,000	830	420	6	1900	3	3735	N	N	4531 33RD AV S
004	160460	0100	7/11/03	\$183,500	840	0	6	1910	3	2980	N	N	4515 33RD AV S
004	162404	9114	5/27/03	\$186,000	840	360	6	1931	3	6300	N	N	3005 S BRADFORD ST
004	688890	0120	2/13/03	\$170,000	860	0	6	1913	3	4880	N	N	3540 S BENNETT ST
004	160460	1970	4/22/03	\$199,900	880	0	6	1900	4	6720	N	N	4010 LEXINGTON PL S
004	170990	0190	6/16/03	\$211,500	910	500	6	1972	3	3120	N	N	4512 35TH AV S
004	160710	0043	11/15/05	\$200,000	910	0	6	1955	3	5460	N	N	3019 S ANDOVER ST
004	162404	9104	4/1/04	\$199,300	930	0	6	1925	4	7080	N	N	3868 RENTON AV S
004	160460	0811	2/19/04	\$183,950	940	0	6	1971	3	3200	Y	N	4430 34TH AV S
004	170340	1015	8/20/03	\$200,000	940	1050	6	1914	3	4400	N	N	3219 S FERDINAND ST
004	118300	0055	4/23/03	\$218,000	950	0	6	1916	3	4284	N	N	3540 S BRANDON ST
004	160460	0420	12/17/04	\$204,100	980	240	6	1926	3	3000	N	N	4546 34TH AV S
004	160460	0085	3/3/05	\$284,000	1010	0	6	1910	3	3000	N	N	4525 33RD AV S
004	170340	1000	3/2/05	\$255,000	1010	430	6	1925	3	6600	N	N	3213 S FERDINAND ST
004	118300	0080	5/25/05	\$245,500	1030	0	6	1918	3	4242	N	N	3520 S BRANDON ST

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	688890	0225	10/29/03	\$207,500	1040	0	6	1916	3	4400	N	N	5305 RENTON AV S
004	564960	0440	8/10/05	\$235,000	1060	0	6	1955	3	7100	N	N	5264 39TH AV S
004	266050	0175	6/8/05	\$320,000	1060	410	6	1916	4	6600	N	N	3239 S HUDSON ST
004	160460	0440	9/5/05	\$280,000	1070	400	6	1961	3	5960	N	N	4530 34TH AV S
004	170990	0140	5/17/04	\$261,000	1080	0	6	1908	3	5360	N	N	4552 35TH AV S
004	266050	0105	5/5/05	\$230,500	1080	0	6	1904	3	3850	N	N	3507 S HUDSON ST
004	170340	1025	6/10/05	\$232,800	1090	0	6	1901	3	4400	N	N	3225 S FERDINAND ST
004	170340	1055	7/21/03	\$245,000	1120	0	6	1913	3	3300	N	N	3237 S FERDINAND ST
004	266050	0120	11/14/05	\$241,000	1140	0	6	1961	4	3300	N	N	5002 35TH AV S
004	266050	0120	8/25/04	\$187,312	1140	0	6	1961	4	3300	N	N	5002 35TH AV S
004	160710	0040	4/9/04	\$189,950	1170	0	6	1955	3	6600	N	N	4018 RENTON AV S
004	160460	1300	5/24/05	\$271,500	1240	0	6	1983	3	3000	Y	N	4204 34TH AV S
004	160460	1290	3/21/03	\$175,000	1240	0	6	1983	3	3000	Y	N	4210 34TH AV S
004	266050	0055	8/21/03	\$264,000	1260	260	6	1938	3	6600	N	N	3531 S HUDSON ST
004	160460	0450	6/4/04	\$200,000	1260	860	6	1914	3	5960	Y	N	4526 34TH AV S
004	160460	0555	8/29/05	\$345,000	1270	600	6	1919	4	3500	N	N	4531 35TH AV S
004	160460	2150	4/18/05	\$326,157	1300	0	6	1925	3	6693	N	N	4008 LETITIA AV S
004	160460	0850	9/17/03	\$229,500	1350	1350	6	1983	3	5000	Y	N	4406 34TH AV S
004	160460	0130	10/10/03	\$257,000	1370	0	6	1919	5	6400	N	N	4568 33RD AV S
004	160460	0115	11/17/05	\$305,000	1420	720	6	1905	3	2980	N	N	4507 33RD AV S
004	160710	0138	12/19/05	\$315,000	1450	0	6	1947	5	5405	N	N	4102 RENTON AV S
004	160710	0138	2/2/05	\$247,000	1450	0	6	1947	5	5405	N	N	4102 RENTON AV S
004	160710	0138	3/7/03	\$246,000	1450	0	6	1947	5	5405	N	N	4102 RENTON AV S
004	160460	0960	7/25/05	\$293,000	1480	0	6	1908	3	6000	N	N	4434 33RD AV S
004	160460	0340	8/12/03	\$280,000	1500	0	6	1927	3	6000	N	N	4551 34TH AV S
004	170340	1120	11/11/04	\$200,000	1520	0	6	1904	4	4400	N	N	3242 S HUDSON ST
004	118300	0045	11/21/05	\$276,000	1670	0	6	1913	3	5100	N	N	3546 S BRANDON ST
004	162404	9070	1/20/04	\$195,000	1700	0	6	1904	3	7062	N	N	3043 1/2 S COURT ST
004	160460	0480	10/16/04	\$220,000	1780	0	6	1906	3	5634	Y	N	4500 34TH AV S
004	688890	0180	1/25/05	\$269,000	1980	0	6	1916	3	4880	N	N	3527 S BENNETT ST
004	170990	0135	3/27/03	\$242,000	740	740	7	2003	3	5680	N	N	4556 35TH AV S

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	170340	0756	3/19/04	\$240,000	940	520	7	1994	3	3300	N	N	3501 S FERDINAND ST
004	170340	0905	6/10/05	\$370,000	1010	1100	7	2002	3	4950	N	N	3544 S HUDSON ST
004	160460	2090	11/17/03	\$220,000	1020	800	7	1966	3	6513	Y	N	4033 LETITIA AV S
004	160460	0385	4/26/04	\$234,000	1040	670	7	1975	3	6000	N	N	4560 34TH AV S
004	170340	0862	5/23/05	\$294,000	1080	280	7	1999	3	2250	N	N	4907 37TH AV S
004	162404	9258	1/26/05	\$257,000	1210	1210	7	1955	3	7172	N	N	3833 RENTON AV S
004	162404	9213	10/5/05	\$299,000	1220	920	7	1954	2	14040	N	N	3814 RENTON AV S
004	162404	9213	4/26/04	\$205,000	1220	920	7	1954	2	14040	N	N	3814 RENTON AV S
004	160710	0079	10/30/03	\$281,500	1230	700	7	1996	3	5200	N	N	4022 31ST AV S
004	170990	0105	10/28/04	\$365,000	1250	200	7	1941	3	9750	N	N	3514 S ALASKA ST
004	253950	0005	2/23/04	\$300,000	1308	946	7	2000	3	5661	N	N	2830 S BRADFORD PL
004	253950	0009	9/29/04	\$310,000	1310	950	7	2000	3	5863	N	N	2814 S BRADFORD PL
004	560900	0326	8/13/03	\$237,500	1320	0	7	1960	4	5000	N	N	3847 LETITIA AV S
004	160710	0054	10/27/05	\$325,000	1680	410	7	2003	3	2500	Y	N	4015 31ST AV S
004	160710	0054	7/6/04	\$289,950	1680	410	7	2003	3	2500	Y	N	4015 31ST AV S
004	160710	0049	5/14/03	\$275,500	1680	410	7	2003	3	2500	Y	N	4005 31ST AV S
004	160710	0050	8/25/03	\$274,900	1680	410	7	2003	3	2500	Y	N	4007 31ST AV S
004	160710	0052	10/6/03	\$274,900	1680	410	7	2003	3	2500	Y	N	4009 31ST AV S
004	160710	0056	11/10/03	\$274,900	1680	410	7	2003	3	2500	Y	N	4013 31ST AV S
004	160710	0047	4/11/03	\$265,000	1680	410	7	2003	3	2500	Y	N	4003 31ST AV S
004	160460	2010	4/12/04	\$295,000	1690	390	7	2002	3	2290	N	N	4013 34TH AV S
004	170340	0625	10/26/05	\$364,000	1700	0	7	1903	3	3300	N	N	3249 S EDMUNDS ST
004	170340	0925	4/16/05	\$411,750	1820	100	7	1905	4	3300	N	N	3534 S HUDSON ST
004	564960	0290	7/14/04	\$310,000	2080	0	7	1960	3	11600	N	N	3740 S BRANDON ST
004	160460	2050	5/20/05	\$347,156	1080	530	8	2005	3	2527	N	N	4011 LETITIA AV S
004	160460	2055	4/28/05	\$332,000	1080	530	8	2005	3	2394	N	N	4015 LETITIA AV S
004	688890	0085	7/7/05	\$229,950	1140	0	8	2004	3	1680	N	N	3512 S BENNETT ST
004	160460	0670	4/26/05	\$337,500	1350	870	8	1999	3	4500	N	N	4426 LETITIA AV S
004	160460	0670	10/13/03	\$280,500	1350	870	8	1999	3	4500	N	N	4426 LETITIA AV S
004	160460	0097	5/18/04	\$344,450	1670	0	8	2004	3	2980	N	N	4517 33RD AV S
004	162404	9123	9/16/03	\$390,000	2110	1520	9	2003	3	7128	N	N	4032 MARTIN LUTHER KING JR WY S

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	333050	1905	9/15/03	\$135,000	430	0	5	1912	3	3090	N	N	4243 S MEAD ST
005	381240	0382	11/10/05	\$148,000	540	0	5	1931	3	2320	N	N	4315 S MORGAN ST
005	333300	1415	12/9/03	\$138,000	620	0	5	1907	4	3500	N	N	3826 S MORGAN ST
005	234130	0345	7/31/03	\$164,850	690	0	5	1915	3	3700	N	N	3631 S FINDLAY ST
005	333050	0510	2/24/03	\$210,000	740	0	5	1905	3	3090	N	N	4219 S LUCILE ST
005	234130	0320	10/8/03	\$172,000	790	0	5	1965	3	7500	N	N	3641 S FINDLAY ST
005	333100	1390	1/7/04	\$195,000	480	480	6	1914	2	5244	N	N	5711 RENTON AV S
005	381240	0251	9/9/05	\$169,000	480	0	6	1927	3	5842	N	N	4443 S EDDY ST
005	333100	0630	7/15/05	\$163,000	520	0	6	1942	3	5000	N	N	5520 RENTON AV S
005	333100	0420	11/9/04	\$150,500	520	500	6	1918	3	4750	N	N	5425 RENTON AV S
005	573350	0035	9/10/05	\$247,000	620	0	6	1920	3	3304	N	N	4622 S WARSAW ST
005	573350	0035	4/12/05	\$200,000	620	0	6	1920	3	3304	N	N	4622 S WARSAW ST
005	333300	2602	3/25/03	\$155,000	620	0	6	1925	3	3354	N	N	3835 S HOLLY ST
005	381240	0146	3/24/03	\$136,700	640	0	6	1926	3	8442	N	N	4214 S MORGAN ST
005	381240	0381	7/28/05	\$215,000	660	0	6	1900	3	3220	N	N	4317 1/2 S MORGAN ST
005	333100	0755	11/3/05	\$249,000	720	0	6	1970	3	4326	N	N	3912 S FINDLAY ST
005	110500	0175	6/8/05	\$226,500	720	0	6	1908	3	3360	N	N	4602 S MORGAN ST
005	333050	2011	2/14/03	\$224,800	720	70	6	1909	5	4365	N	N	4218 S JUNEAU ST
005	660700	0115	1/19/05	\$140,000	720	0	6	1940	3	4600	N	N	6525 43RD AV S
005	333300	2750	8/31/05	\$257,500	740	0	6	1931	3	7360	N	N	6744 40TH AV S
005	333100	2075	10/26/05	\$251,000	740	480	6	1909	3	7372	N	N	5813 RENTON AV S
005	333300	2750	8/1/03	\$189,000	740	0	6	1931	3	7360	N	N	6744 40TH AV S
005	333300	1511	2/16/05	\$190,000	740	0	6	1928	3	4000	N	N	3810 S ANGEL PL
005	381240	0751	5/21/03	\$173,000	760	0	6	1942	3	5243	N	N	6811 46TH AV S
005	333100	1230	9/29/05	\$263,950	770	0	6	1953	3	5500	N	N	5606 37TH AV S
005	100500	0062	4/25/05	\$246,000	780	0	6	1950	3	4600	N	N	4415 S MYRTLE ST
005	100500	0085	5/27/05	\$233,750	780	0	6	1931	3	8184	N	N	7122 44TH AV S
005	660700	0170	3/11/04	\$260,000	780	300	6	1910	3	4176	N	N	4204 S HOLLY ST
005	333100	0530	3/20/03	\$185,000	780	0	6	1919	3	5150	N	N	3839 S LUCILE ST
005	100500	0062	7/30/03	\$169,950	780	0	6	1950	3	4600	N	N	4415 S MYRTLE ST
005	333100	0605	7/14/04	\$253,000	800	0	6	1904	3	7500	N	N	5508 RENTON AV S

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	110800	0090	2/17/05	\$225,000	800	0	6	1920	3	4000	N	N	4650 S GARDEN ST
005	811310	0890	9/2/05	\$225,000	820	0	6	1958	3	3344	N	N	4412 S SPENCER ST
005	333100	1625	5/12/03	\$189,000	820	0	6	1909	4	5100	N	N	5714 39TH AV S
005	110500	0861	10/28/03	\$169,000	830	0	6	1918	3	6000	N	N	4806 S MYRTLE ST
005	100500	0150	3/4/03	\$125,000	830	0	6	1950	3	5040	N	N	4418 S OTHELLO ST
005	234180	0055	11/2/05	\$249,950	840	280	6	1918	4	4900	N	N	3535 S BRANDON ST
005	110800	0440	8/13/04	\$199,900	840	0	6	1920	4	4000	N	N	4820 S OTHELLO ST
005	811310	1050	5/27/04	\$248,000	850	120	6	1925	3	4332	N	N	5954 44TH AV S
005	110800	0355	9/30/03	\$237,000	850	290	6	1946	3	4000	N	N	4815 S GARDEN ST
005	333100	0835	3/1/04	\$218,000	860	0	6	1942	3	4635	N	N	3946 S FINDLAY ST
005	333050	0616	8/26/04	\$238,500	860	0	6	1925	3	3708	N	N	4240 S FINDLAY ST
005	381240	0796	5/13/04	\$175,000	860	0	6	1907	3	5879	N	N	4431 S WILLOW ST
005	110800	0490	6/24/03	\$172,400	860	300	6	1914	3	4000	N	N	4615 S GARDEN ST
005	333300	2751	7/23/03	\$239,000	880	0	6	1909	3	8464	N	N	6748 40TH AV S
005	333100	2125	1/25/05	\$155,000	880	0	6	1971	3	5200	N	N	3750 S JUNEAU ST
005	333250	0275	10/12/04	\$254,850	890	230	6	1909	3	3300	N	N	4229 S JUNEAU ST
005	333100	0610	10/28/04	\$250,000	890	0	6	1918	3	5000	N	N	5510 RENTON AV S
005	333250	0820	10/6/05	\$245,000	890	0	6	1909	4	3150	N	N	4242 S SPENCER ST
005	234180	0195	2/14/05	\$226,500	890	0	6	1947	4	5000	N	N	3635 S LUCILE ST
005	333250	0140	9/10/03	\$225,000	890	0	6	1925	3	3885	N	N	5952 44TH AV S
005	234180	0195	5/23/03	\$189,950	890	0	6	1947	4	5000	N	N	3635 S LUCILE ST
005	333100	0945	3/7/05	\$190,000	900	0	6	1979	3	3090	N	N	3938 S ORCAS ST
005	333300	2790	12/12/03	\$154,000	900	0	6	1948	3	5016	N	N	6712 40TH AV S
005	110800	0255	11/26/04	\$235,000	910	830	6	1910	3	4000	N	N	4816 S GARDEN ST
005	811310	0150	12/8/04	\$246,250	920	0	6	1948	3	11970	N	N	5959 39TH AV S
005	333250	0636	3/11/05	\$270,000	920	0	6	1914	3	4095	N	N	4260 S RAYMOND ST
005	381240	0609	5/13/04	\$240,000	920	0	6	1918	4	8509	N	N	4309 S HOLLY ST
005	381240	0609	4/25/03	\$235,000	920	0	6	1918	4	8509	N	N	4309 S HOLLY ST
005	333250	0730	10/7/04	\$220,000	920	0	6	1923	4	6300	N	N	4211 S RAYMOND ST
005	110500	0170	9/16/04	\$150,000	920	0	6	1910	3	4704	N	N	4604 S MORGAN ST
005	234130	0295	1/15/03	\$158,000	930	0	6	1914	3	5000	N	N	3628 S ORCAS ST

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	333100	1025	2/2/04	\$159,000	950	0	6	1971	3	4980	N	N	3912 S ORCAS ST
005	110500	0882	11/23/05	\$308,000	960	0	6	1906	3	9180	N	N	4812 S MYRTLE ST
005	381240	0814	12/14/05	\$240,000	960	0	6	1943	3	5460	N	N	6914 44TH AV S
005	234180	0235	9/13/05	\$268,500	960	0	6	1916	3	4600	N	N	3615 S LUCILE ST
005	110800	0245	4/17/03	\$185,200	960	0	6	1918	3	4000	N	N	4824 S GARDEN ST
005	333050	1930	6/30/03	\$175,000	960	0	6	1908	3	5150	N	N	4229 S MEAD ST
005	333050	2060	4/29/05	\$245,000	970	0	6	1917	4	3060	N	N	4246 S JUNEAU ST
005	333050	2075	6/11/04	\$210,000	970	0	6	1902	3	5150	N	N	4254 S JUNEAU ST
005	333050	2075	8/6/04	\$202,000	970	0	6	1902	3	5150	N	N	4254 S JUNEAU ST
005	234130	0455	12/10/04	\$216,000	980	0	6	1918	3	5000	N	N	3632 S FINDLAY ST
005	333100	0455	2/28/05	\$235,500	1000	0	6	1915	3	4000	N	N	5512 37TH AV S
005	333100	1685	3/3/05	\$290,000	1010	0	6	1906	4	5150	N	N	3943 S ORCAS ST
005	333050	0570	9/24/04	\$172,660	1020	0	6	1904	3	6695	N	N	4214 S FINDLAY ST
005	381240	0386	9/23/03	\$140,000	1020	0	6	1916	3	8636	N	N	4318 S WARSAW ST
005	333100	0890	8/23/04	\$215,000	1030	0	6	1902	3	4635	N	N	3947 S FINDLAY ST
005	333300	0930	5/28/04	\$189,950	1030	0	6	1947	3	5000	N	N	3919 S WARSAW ST
005	333100	0545	5/14/03	\$185,000	1030	0	6	1916	3	5150	N	N	3833 S LUCILE ST
005	110800	0160	5/5/03	\$199,000	1030	0	6	1907	3	7360	N	N	4807 S ORCHARD ST
005	333250	0235	9/23/03	\$225,000	1040	0	6	1924	3	4400	N	N	4253 S JUNEAU ST
005	110800	0450	2/14/04	\$155,000	1040	0	6	1911	3	4000	N	N	4812 S OTHELLO ST
005	333100	0435	1/14/04	\$136,500	1040	0	6	1908	3	5950	N	N	5503 RENTON AV S
005	100500	0056	3/3/05	\$239,000	1050	0	6	1950	3	5329	N	N	4405 S MYRTLE ST
005	381240	0505	6/13/05	\$245,000	1070	0	6	1948	3	6604	N	N	4518 S HOLLY ST
005	381240	0505	1/22/03	\$185,000	1070	0	6	1948	3	6604	N	N	4518 S HOLLY ST
005	333300	0695	6/15/05	\$222,000	1080	0	6	1911	3	4700	N	N	3929 S MORGAN ST
005	660700	0195	6/1/05	\$237,500	1080	0	6	1991	3	5237	N	N	6534 42ND AV S
005	381240	0221	1/19/05	\$191,000	1080	250	6	1953	3	9083	N	N	6400 44TH AV S
005	272404	9114	11/7/05	\$284,500	1090	0	6	1947	3	5508	N	N	4207 S WILLOW ST
005	333300	0255	10/27/05	\$285,000	1090	0	6	1908	3	5000	N	N	3937 S EDDY ST
005	811310	0080	9/29/04	\$216,000	1090	0	6	1943	3	8268	N	N	5923 39TH AV S
005	688254	0010	3/16/04	\$220,000	1090	0	6	1971	4	7920	N	N	7103 44TH AV S

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	333300	0975	1/4/05	\$259,950	1100	200	6	1947	3	5321	N	N	6612 39TH AV S
005	333300	2720	1/3/05	\$246,950	1110	1010	6	1905	3	5818	N	N	6811 42ND AV S
005	381240	0338	9/17/04	\$199,000	1110	0	6	1913	4	4590	N	N	6517 45TH AV S
005	333300	2730	4/28/03	\$180,000	1110	200	6	1948	3	7268	N	N	4024 S WILLOW ST
005	110800	0589	3/16/04	\$212,000	1120	0	6	1957	4	6000	N	N	7267 48TH AV S
005	333100	1585	12/14/04	\$231,200	1120	710	6	1910	4	5150	N	N	5717 39TH AV S
005	333300	0805	9/29/04	\$260,000	1130	500	6	1908	4	5000	N	N	3926 S WARSAW ST
005	333300	0035	10/6/04	\$200,000	1160	0	6	1900	4	5000	N	N	3939 S GRAHAM ST
005	333250	0920	3/4/04	\$206,000	1170	0	6	1982	3	6180	N	N	4219 S SPENCER ST
005	381240	0860	4/7/03	\$155,000	1180	0	6	1949	3	5000	N	N	7004 44TH AV S
005	110500	0870	4/4/05	\$254,000	1190	0	6	1905	3	8190	N	N	4813 S FRONTENAC ST
005	333100	0155	12/21/04	\$330,000	1200	0	6	1906	3	5150	N	N	3912 S LUCILE ST
005	110500	0850	3/23/05	\$270,000	1210	0	6	1914	3	4000	N	N	7023 48TH AV S
005	333300	0425	4/8/04	\$213,900	1230	0	6	1942	3	5000	N	N	3946 S ANGEL PL
005	100500	0065	12/9/05	\$255,000	1240	0	6	1906	3	10868	N	N	7115 45TH AV S
005	381240	0520	5/31/05	\$230,950	1260	0	6	1969	4	5350	N	N	6713 46TH AV S
005	110800	0270	11/7/03	\$225,000	1260	0	6	1911	4	4000	N	N	4806 S GARDEN ST
005	110500	0875	2/12/03	\$180,000	1290	0	6	1916	3	8190	N	N	4819 S FRONTENAC ST
005	333100	1031	4/23/04	\$193,000	1320	0	6	1914	3	3825	N	N	5607 39TH AV S
005	333250	0330	2/24/05	\$299,000	1330	0	6	1909	4	6600	N	N	4204 S KENNY ST
005	333300	0265	3/4/04	\$235,000	1330	0	6	1948	4	5000	N	N	3931 S EDDY ST
005	333250	0670	8/12/04	\$165,000	1330	0	6	1920	3	6300	N	N	4245 S RAYMOND ST
005	381240	0306	8/9/05	\$280,000	1370	0	6	1918	3	5335	N	N	4449 S MORGAN ST
005	333100	0775	2/24/05	\$263,000	1370	0	6	1984	3	6180	N	N	3953 S LUCILE ST
005	333250	0680	11/16/04	\$295,000	1370	0	6	1925	3	3150	N	N	4241 S RAYMOND ST
005	381240	0306	6/9/03	\$179,000	1370	0	6	1918	3	5335	N	N	4449 S MORGAN ST
005	333250	0680	8/4/04	\$195,000	1370	0	6	1925	3	3150	N	N	4241 S RAYMOND ST
005	333050	1260	9/20/05	\$290,000	1380	0	6	1915	3	3090	N	N	4248 S ORCAS ST
005	811310	0575	8/5/05	\$282,000	1410	0	6	1910	3	4620	N	N	4214 S GRAHAM ST
005	333100	0170	10/14/03	\$299,500	1420	0	6	1989	3	7725	N	N	3855 S BRANDON ST
005	333100	1947	9/16/03	\$289,500	1420	240	6	1928	3	6160	N	N	3912 S JUNEAU ST

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	110500	0490	6/18/04	\$239,500	1430	120	6	1915	4	8775	N	N	4636 S WILLOW ST
005	333050	0581	3/30/05	\$300,000	1450	0	6	1917	3	4120	N	N	4220 S FINDLAY ST
005	333050	0581	10/21/03	\$205,000	1450	0	6	1917	3	4120	N	N	4220 S FINDLAY ST
005	333250	0260	12/30/04	\$255,000	1506	0	6	1920	3	3300	N	N	4241 S JUNEAU ST
005	333100	2045	7/9/04	\$230,000	1520	0	6	1949	4	5400	N	N	5813 39TH AV S
005	333050	0586	3/18/04	\$205,000	1580	0	6	1905	3	4635	N	N	4222 S FINDLAY ST
005	381240	0522	10/27/03	\$256,000	1590	0	6	1920	3	5350	N	N	6719 46TH AV S
005	381240	0135	7/29/03	\$215,000	1600	0	6	1927	3	5166	N	N	4206 S MORGAN ST
005	333250	0865	6/12/03	\$215,000	1700	0	6	1909	4	6695	N	N	4255 S SPENCER ST
005	381240	0105	6/14/03	\$241,900	780	350	7	1954	3	5500	N	N	4230 S EDDY ST
005	333100	1985	12/20/05	\$245,000	810	0	7	1952	3	4429	N	N	3815 S MEAD ST
005	333100	1655	9/19/05	\$315,000	820	820	7	1941	3	5150	N	N	3955 S ORCAS ST
005	333300	0555	10/22/04	\$205,000	820	0	7	1948	3	5000	N	N	3906 S MORGAN ST
005	333100	1910	5/2/05	\$281,000	830	0	7	1907	3	5150	N	N	3907 S MEAD ST
005	333100	2020	9/13/05	\$283,000	840	200	7	1952	3	4558	N	N	5814 RENTON AV S
005	272404	9164	5/10/04	\$169,500	850	0	7	1959	3	4944	N	N	6918 42ND AV S
005	660700	0026	12/16/03	\$245,000	870	240	7	1954	3	7360	N	N	6522 43RD AV S
005	110800	0650	10/3/05	\$280,000	880	300	7	1953	3	7290	N	N	4600 S OTHELLO ST
005	381240	0177	5/21/03	\$231,950	880	0	7	1954	3	6350	N	N	4249 S EDDY ST
005	110800	0620	12/6/04	\$233,000	910	200	7	1955	3	5500	N	N	4624 S OTHELLO ST
005	333300	0326	6/7/05	\$320,000	930	840	7	1916	4	3400	N	N	3901 S EDDY ST
005	234180	0025	11/9/04	\$270,000	940	940	7	1954	3	4900	N	N	3551 S BRANDON ST
005	234180	0205	5/22/03	\$194,000	940	130	7	1951	3	5000	N	N	3631 S LUCILE ST
005	333250	0715	5/10/04	\$262,000	1000	250	7	1960	3	4725	N	N	4219 S RAYMOND ST
005	333100	1510	4/1/05	\$249,000	1020	0	7	1952	3	4900	N	N	3805 S ORCAS ST
005	381240	0137	7/22/05	\$250,000	1020	540	7	1955	3	6552	N	N	4202 S MORGAN ST
005	381240	0480	10/6/03	\$210,000	1020	0	7	1965	3	5080	N	N	4441 S WARSAW ST
005	381240	0874	7/30/04	\$200,000	1040	0	7	1956	3	8201	N	N	4427 S FRONTENAC ST
005	272404	9146	10/13/04	\$250,000	1060	0	7	1954	3	6000	N	N	4600 S HOLLY ST
005	381240	0062	1/4/05	\$229,000	1060	400	7	1947	4	6750	N	N	6308 44TH AV S
005	110800	0525	11/5/03	\$281,000	1070	400	7	1980	3	5000	N	N	4641 S GARDEN ST

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	333250	0450	5/10/04	\$229,000	1080	0	7	1951	3	5277	N	N	4249 S KENNY ST
005	272404	9192	8/26/04	\$252,500	1080	0	7	1979	3	6120	N	N	4229 S FRONTENAC ST
005	660700	0175	9/29/03	\$255,000	1090	350	7	1955	3	5766	N	N	6614 42ND AV S
005	333100	2375	2/11/05	\$310,000	1100	640	7	1994	3	5485	N	N	3927 S MEAD ST
005	333300	0136	10/28/04	\$265,000	1100	1100	7	1968	3	5000	N	N	3916 S EDDY ST
005	333100	2375	12/16/03	\$260,000	1100	640	7	1994	3	5485	N	N	3927 S MEAD ST
005	272404	9189	10/17/03	\$275,000	1110	800	7	1977	3	5400	N	N	4638 S ORCHARD ST
005	333100	2325	6/6/03	\$250,000	1110	520	7	1978	3	5150	N	N	3921 S ORCAS ST
005	333100	1195	10/6/03	\$175,000	1120	450	7	1969	3	4845	N	N	5609 RENTON AV S
005	333100	1405	2/19/04	\$254,950	1120	800	7	1964	3	5625	N	N	5705 RENTON AV S
005	333300	0010	7/27/04	\$229,000	1130	1130	7	1916	3	5980	N	N	3951 S GRAHAM ST
005	381240	0377	8/16/05	\$315,000	1140	400	7	1955	3	6804	N	N	4330 S WARSAW ST
005	381240	0144	11/2/05	\$332,000	1140	510	7	1950	3	9576	N	N	4219 S EDDY ST
005	333100	0791	8/25/03	\$249,000	1140	720	7	1964	3	5150	N	N	3943 S LUCILE ST
005	333100	2420	6/4/03	\$245,000	1160	280	7	1953	3	8103	N	N	3926 S JUNEAU ST
005	333050	1150	9/27/04	\$270,000	1180	0	7	1927	3	6180	N	N	4215 S FINDLAY ST
005	333250	1015	8/3/05	\$279,000	1190	0	7	1952	3	3850	N	N	4230 S BATEMAN ST
005	381240	0659	9/6/05	\$305,000	1220	1220	7	1966	3	5500	N	N	6810 42ND AV S
005	381240	0200	6/16/03	\$223,000	1240	340	7	1958	3	8255	N	N	4326 S MORGAN ST
005	333100	1340	12/30/03	\$212,000	1270	400	7	1997	3	2399	N	N	5803 RENTON AV S
005	272404	9182	2/24/04	\$288,000	1280	1200	7	1977	3	8000	N	N	4811 S MYRTLE ST
005	811310	0730	4/2/04	\$196,000	1280	1040	7	1949	3	5880	N	N	4213 S BATEMAN ST
005	272404	9138	2/17/04	\$275,000	1320	600	7	1956	3	5517	N	N	7102 46TH AV S
005	333100	2335	5/10/05	\$330,000	1340	520	7	1999	3	2575	N	N	3917 S ORCAS ST
005	333300	2792	1/12/04	\$224,000	1350	650	7	1985	3	4535	N	N	6710 40TH AV S
005	811310	0660	3/11/05	\$360,000	1370	530	7	1952	3	5250	N	N	4207 S BATEMAN ST
005	381240	0886	10/9/03	\$261,500	1380	500	7	1961	3	10147	N	N	4443 S FRONTENAC ST
005	381240	0799	6/2/04	\$330,000	1450	950	7	2004	3	5497	N	N	4427 S WILLOW ST
005	381240	0667	7/16/03	\$270,000	1460	1300	7	1967	3	7620	N	N	4225 S BRIGHTON ST
005	811310	0600	12/30/03	\$225,000	1500	0	7	1912	3	4200	N	N	4238 S GRAHAM ST
005	333050	1210	1/27/03	\$264,500	1520	530	7	1910	4	6180	N	N	4218 S ORCAS ST

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	333050	1865	8/15/03	\$246,000	1560	500	7	1965	3	8670	N	N	4400 S JUNEAU ST
005	381240	0051	9/30/05	\$310,000	1570	500	7	1956	3	8568	N	N	4412 S EDDY ST
005	333100	0150	5/4/05	\$330,000	1570	0	7	2002	3	3090	N	N	3910 S LUCILE ST
005	333100	0150	9/5/03	\$315,000	1570	0	7	2002	3	3090	N	N	3910 S LUCILE ST
005	110500	0745	3/3/05	\$270,000	1570	0	7	1908	3	10824	N	N	6924 46TH AV S
005	381240	0873	9/26/03	\$210,990	1570	0	7	1956	3	8201	N	N	4421 S FRONTENAC ST
005	381240	0883	6/24/05	\$303,000	1590	0	7	1910	3	6710	N	N	4508 S MYRTLE ST
005	333100	1675	12/13/05	\$384,950	1610	0	7	1991	3	5150	N	N	3947 S ORCAS ST
005	333050	1915	8/24/05	\$315,000	1610	0	7	1919	3	3090	N	N	4241 S MEAD ST
005	333300	0116	9/27/05	\$369,000	1638	0	7	2005	3	5000	N	N	6318 39TH AV S
005	381240	0291	8/3/05	\$315,000	1730	0	7	1907	3	6858	N	N	4463 S MORGAN ST
005	333300	0665	9/18/03	\$286,500	1730	0	7	1923	3	6500	N	N	3939 S MORGAN ST
005	110800	0170	8/8/05	\$270,000	1740	0	7	1908	4	3680	N	N	4813 S ORCHARD ST
005	381240	0458	6/1/05	\$287,000	1920	0	7	1948	3	8636	N	N	4420 S HOLLY ST
005	333050	1965	5/22/04	\$370,500	2020	0	7	1999	3	6180	N	N	4211 S MEAD ST
005	333050	1975	12/15/04	\$325,000	2040	0	7	1908	3	6180	N	N	4203 S MEAD ST
005	333250	0770	11/1/05	\$350,000	2480	650	7	1926	3	4725	N	N	4214 S SPENCER ST
005	333050	0520	5/20/05	\$451,000	3240	0	7	1914	3	7210	N	N	4215 S LUCILE ST
005	660700	0080	7/22/04	\$347,000	1290	1040	8	2004	3	7308	N	N	6509 43RD AV S
005	333100	1555	7/21/04	\$304,995	1390	990	8	1996	3	4017	N	N	3812 S MEAD ST
005	333100	2155	12/21/05	\$284,000	1500	0	8	1999	3	2575	N	N	3927 S BRANDON ST
005	272404	9216	8/10/04	\$340,000	1500	990	8	2004	3	5646	N	N	4607 S MYRTLE ST
005	333100	2160	1/8/04	\$219,000	1500	0	8	1999	3	2575	N	N	3923 S BRANDON ST
005	333100	2155	9/8/03	\$214,000	1500	0	8	1999	3	2575	N	N	3927 S BRANDON ST
005	333300	0985	4/15/05	\$309,500	1700	0	8	2005	3	2642	N	N	3908 S HOLLY ST
005	333300	0980	3/21/05	\$309,000	1700	0	8	2005	3	2649	N	N	3906 S HOLLY ST
005	333300	0990	4/11/05	\$306,000	1700	0	8	2005	3	2634	N	N	3910 S HOLLY ST
005	333100	2170	8/17/05	\$329,900	1758	0	8	2005	3	3028	N	N	3932 S LUCILE ST
005	333050	1903	10/1/04	\$313,000	1800	0	8	2004	3	3090	N	N	4245 S MEAD ST
005	333250	0410	10/2/03	\$319,500	2020	0	8	2003	3	3300	N	N	4248 S KENNY ST
005	100500	0099	1/19/05	\$435,000	2260	960	8	1990	3	4092	N	N	7133 45TH AV S

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	100500	0099	4/27/04	\$370,000	2260	960	8	1990	3	4092	N	N	7133 45TH AV S
005	110800	0495	5/25/05	\$354,950	2360	0	8	2005	3	4000	N	N	4619 S GARDEN ST
005	110800	0500	5/25/05	\$354,950	2360	0	8	2005	3	4000	N	N	4623 S GARDEN ST
005	333050	0515	2/6/04	\$325,000	1560	0	9	2003	3	3090	N	N	4221 S LUCILE ST
007	144350	0770	4/28/04	\$178,000	630	0	5	1916	3	7722	N	N	7618 46TH AV S
007	400600	0006	9/16/05	\$95,000	630	0	5	1921	3	5494	N	N	7914 45TH AV S
007	333600	1475	10/23/03	\$165,000	720	0	5	1918	3	3000	N	N	8651 WABASH AV S
007	342010	0020	8/30/04	\$123,800	860	0	5	1909	3	3663	N	N	8610 45TH AV S
007	333600	1610	10/22/03	\$167,000	960	0	5	1918	3	6000	N	N	8728 HAMLET AV S
007	144350	0561	2/14/03	\$139,050	550	0	6	1954	3	4244	N	N	7618 48TH AV S
007	400600	0141	10/5/05	\$215,000	620	0	6	1920	3	7950	N	N	8635 RENTON AV S
007	144350	0150	8/27/04	\$183,500	630	400	6	1932	3	5511	N	N	4806 S KENYON ST
007	040200	0075	10/22/04	\$199,000	680	600	6	1950	4	5830	N	N	7931 44TH PL S
007	040200	0200	12/16/05	\$259,000	700	0	6	1951	3	5304	N	N	7915 45TH AV S
007	040200	0155	9/22/05	\$210,000	700	0	6	1951	3	10157	N	N	4466 S ROSE ST
007	040200	0100	3/14/05	\$190,000	700	190	6	1951	3	5304	N	N	7918 44TH PL S
007	040200	0215	6/26/03	\$160,000	700	0	6	1951	4	5650	N	N	7932 45TH AV S
007	333600	0570	11/16/05	\$260,000	720	0	6	1943	3	3825	N	N	5258 S CLOVERDALE ST
007	333600	0570	3/29/05	\$201,000	720	0	6	1943	3	3825	N	N	5258 S CLOVERDALE ST
007	071700	0225	10/10/05	\$255,000	740	0	6	1954	3	6450	N	N	4400 S WEBSTER ST
007	040200	0115	7/5/05	\$253,950	770	190	6	1951	3	6273	N	N	7930 44TH PL S
007	040200	0110	5/9/03	\$174,950	770	190	6	1951	3	5508	N	N	7926 44TH PL S
007	262404	9060	11/5/03	\$130,000	780	0	6	1921	3	6192	N	N	5111 S MEDLEY CT
007	400600	0090	12/30/04	\$214,500	780	0	6	1949	3	5214	N	N	8403 RENTON AV S
007	354090	0035	5/18/04	\$210,000	780	0	6	1912	3	4815	N	N	7631 46TH AV S
007	400600	0089	5/25/04	\$214,500	780	0	6	1949	5	6230	N	N	8411 RENTON AV S
007	040200	0160	8/25/05	\$254,800	790	310	6	1951	3	8858	N	N	7963 45TH AV S
007	390410	0250	7/14/04	\$196,500	790	0	6	1917	3	4725	N	N	7823 46TH AV S
007	713530	0165	8/11/03	\$188,650	790	0	6	1909	3	5000	N	N	8307 48TH AV S
007	333600	1061	7/28/04	\$234,000	800	0	6	1914	5	4000	N	N	8630 WABASH AV S
007	265800	0259	1/22/04	\$174,000	810	0	6	1949	3	5000	N	N	4835 S KENYON ST

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	713530	0285	1/3/03	\$192,990	830	400	6	1948	3	4600	N	N	8312 49TH AV S
007	144350	0115	4/29/03	\$178,000	830	0	6	1912	3	8150	N	N	4815 S CHICAGO ST
007	342010	0110	1/28/03	\$165,000	830	200	6	1919	3	9000	N	N	8603 RENTON AV S
007	144350	1005	7/21/05	\$265,000	840	0	6	1916	3	8150	N	N	4627 S CHICAGO ST
007	144350	1005	2/4/03	\$165,000	840	0	6	1916	3	8150	N	N	4627 S CHICAGO ST
007	341960	0050	3/7/05	\$116,900	860	0	6	1941	3	8450	N	N	8429 46TH AV S
007	354090	0025	8/5/05	\$285,000	860	0	6	1916	3	5136	N	N	7627 46TH AV S
007	144350	0661	6/9/05	\$225,000	860	0	6	1923	4	5017	N	N	4818 S AUSTIN ST
007	212370	0130	10/21/05	\$299,950	870	0	6	1925	3	7150	N	N	4620 S CLOVERDALE ST
007	262404	9086	11/23/05	\$256,000	910	0	6	1923	3	5418	N	N	5127 S MEDLEY CT
007	333600	1310	9/27/04	\$244,110	930	0	6	1975	3	4500	N	N	8745 HAMLET AV S
007	144350	0590	6/23/05	\$288,000	940	0	6	1923	3	7380	N	N	4828 S HOLDEN ST
007	144350	1045	5/23/03	\$176,000	940	0	6	1919	3	8600	N	N	4610 S KENYON ST
007	265800	0270	7/23/04	\$172,000	940	0	6	1907	3	4500	N	N	7917 50TH AV S
007	390410	0115	10/14/04	\$249,950	950	0	6	1912	3	5547	N	N	4515 S HOLDEN ST
007	390410	0115	1/30/03	\$178,000	950	0	6	1912	3	5547	N	N	4515 S HOLDEN ST
007	713530	0065	3/15/04	\$207,000	960	0	6	1918	4	7790	N	N	4706 S ROSE ST
007	354090	0050	10/8/04	\$200,000	960	0	6	1922	3	3531	N	N	7641 46TH AV S
007	342010	0060	8/30/04	\$189,000	960	160	6	1906	3	6300	N	N	8607 45TH AV S
007	040200	0165	4/7/04	\$144,000	960	0	6	1951	3	6630	N	N	7953 45TH AV S
007	400600	0017	10/17/05	\$280,000	970	500	6	1925	3	4448	N	N	4427 S KENYON ST
007	265800	0295	12/7/05	\$235,000	970	0	6	1906	3	6000	N	N	7929 50TH AV S
007	265800	0295	4/26/05	\$180,950	970	0	6	1906	3	6000	N	N	7929 50TH AV S
007	144350	0360	9/4/03	\$242,500	1000	0	6	1920	3	7752	N	N	4808 S CHICAGO ST
007	040200	0130	3/23/05	\$195,000	1010	0	6	1951	3	8976	N	N	7946 44TH PL S
007	144350	0534	4/25/03	\$193,000	1010	0	6	1939	3	10140	N	N	4821 S AUSTIN ST
007	713530	0225	6/26/03	\$130,000	1020	0	6	1912	3	5000	N	N	8309 49TH AV S
007	144350	0595	10/30/03	\$169,000	1020	0	6	1957	3	7380	N	N	4832 S HOLDEN ST
007	262404	9108	5/10/04	\$223,000	1030	600	6	1920	3	6192	N	N	5115 S MEDLEY CT
007	400600	0012	11/29/04	\$205,950	1040	0	6	1924	3	6557	N	N	7916 RENTON AV S
007	160160	0015	7/14/05	\$245,000	1050	0	6	1919	3	6000	N	N	4519 S KENYON ST

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	160160	0015	5/4/04	\$170,000	1050	0	6	1919	3	6000	N	N	4519 S KENYON ST
007	100500	0021	9/22/05	\$265,000	1060	0	6	1949	3	10772	N	N	7320 45TH AV S
007	144350	0080	6/8/05	\$310,000	1070	530	6	2004	3	5379	N	N	4837 S CHICAGO ST
007	144350	0205	1/27/03	\$130,000	1080	0	6	1930	3	5412	N	N	4842 S KENYON ST
007	333600	1645	9/20/05	\$310,000	1080	0	6	1942	3	5350	N	N	8750 HAMLET AV S
007	262404	9115	7/1/04	\$289,000	1080	0	6	1920	3	5460	N	N	5134 S MEDLEY CT
007	110800	0710	7/22/04	\$225,000	1106	0	6	1914	3	4000	N	N	4649 S OTHELLO ST
007	144350	0896	1/20/04	\$137,000	1120	0	6	1938	3	6669	N	N	4609 S HOLDEN ST
007	144350	1035	4/24/04	\$227,500	1130	0	6	1908	3	7785	N	N	4602 S KENYON ST
007	160160	0250	11/22/04	\$245,000	1130	350	6	1915	3	9300	N	N	8303 46TH AV S
007	160160	0260	6/3/05	\$287,500	1160	0	6	1922	3	9486	N	N	8306 46TH AV S
007	665900	0055	7/2/04	\$165,000	1200	0	6	1958	3	5250	N	N	8640 45TH AV S
007	160160	0310	10/12/04	\$242,000	1210	0	6	1927	3	7500	N	N	8324 46TH AV S
007	333600	0870	6/8/04	\$285,000	1220	0	6	1942	3	6000	N	N	8439 SEWARD PARK AV S
007	144350	0095	11/29/05	\$250,000	1240	0	6	1909	3	5379	N	N	4827 S CHICAGO ST
007	212370	0095	2/17/04	\$199,950	1270	780	6	1905	3	7630	N	N	8423 48TH AV S
007	160160	0140	9/23/04	\$400,000	1300	0	6	1904	3	7101	N	N	7955 46TH AV S
007	333600	0170	5/19/04	\$305,000	1330	0	6	1914	3	6500	N	N	8355 WOLCOTT AV S
007	680410	0070	4/26/04	\$200,000	1330	0	6	1952	4	4200	N	N	8658 45TH AV S
007	756210	0075	3/22/04	\$160,000	1340	0	6	1910	3	5886	N	N	8420 47TH AV S
007	562110	0040	7/8/04	\$155,000	1350	0	6	1911	3	3700	N	N	8128 49TH AV S
007	562110	0040	9/23/04	\$222,000	1350	0	6	1911	3	3700	N	N	8128 49TH AV S
007	144350	0725	7/24/03	\$223,950	1350	0	6	1914	3	7553	N	N	4625 S AUSTIN ST
007	144350	0721	6/28/04	\$215,000	1400	0	6	1952	3	6972	N	N	4631 S AUSTIN ST
007	333600	1621	10/15/03	\$214,500	1400	0	6	1920	3	4500	N	N	8732 HAMLET AV S
007	110800	0725	10/27/05	\$235,000	1420	0	6	1925	4	4800	N	N	4801 S OTHELLO ST
007	212370	0040	8/10/05	\$259,950	1450	0	6	1903	3	8352	N	N	8425 RAINIER PL S
007	333600	1300	10/23/03	\$250,000	1540	0	6	1926	3	6000	N	N	8751 HAMLET AV S
007	342010	0160	3/18/04	\$217,500	1560	0	6	1906	4	7560	N	N	8610 44TH AV S
007	160160	0265	10/19/04	\$242,000	1590	0	6	1914	4	9300	N	N	8309 46TH AV S
007	258930	0205	4/20/05	\$290,000	1610	350	6	1915	4	5238	N	N	4629 S FONTANELLE ST

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	144350	0275	9/3/04	\$250,000	1660	0	6	1920	3	6232	N	N	4833 S HOLDEN ST
007	160160	0130	10/25/05	\$305,000	1880	0	6	1911	3	9300	N	N	7947 46TH AV S
007	144350	0512	5/17/04	\$230,000	2280	0	6	1906	3	12240	N	N	4825 S AUSTIN ST
007	665900	0006	3/18/04	\$175,950	760	0	7	1952	3	4644	N	N	8621 45TH AV S
007	665900	0006	7/17/03	\$143,000	760	0	7	1952	3	4644	N	N	8621 45TH AV S
007	400600	0121	8/3/04	\$225,000	780	0	7	1953	3	7000	N	N	8621 RENTON AV S
007	342404	9102	3/17/04	\$230,000	830	500	7	1958	3	5100	N	N	8326 48TH AV S
007	400600	0147	6/8/05	\$158,000	840	0	7	1952	3	4440	N	N	8645 45TH AV S
007	400600	0122	9/17/03	\$179,000	860	0	7	1950	3	7650	N	N	8631 RENTON AV S
007	144350	0160	12/15/03	\$217,000	870	870	7	1954	3	8466	N	N	4816 S KENYON ST
007	265800	0070	7/1/05	\$290,000	900	840	7	1980	3	7560	N	N	5004 S ELMGROVE ST
007	265800	0070	6/17/03	\$208,000	900	840	7	1980	3	7560	N	N	5004 S ELMGROVE ST
007	680410	0125	6/1/05	\$190,000	920	0	7	1955	3	5670	N	N	4511 S TRENTON ST
007	160160	0024	5/2/03	\$189,250	920	310	7	1950	3	6600	N	N	4603 S KENYON ST
007	144350	0766	9/8/04	\$189,950	950	0	7	1952	3	5068	N	N	7610 46TH AV S
007	144350	0666	12/14/04	\$207,000	960	0	7	1951	3	6720	N	N	4812 S AUSTIN ST
007	713530	0155	9/12/05	\$267,950	980	0	7	1976	3	5000	N	N	8311 48TH AV S
007	212370	0151	5/23/03	\$249,950	1000	0	7	1992	3	6000	N	N	4708 S CLOVERDALE ST
007	722040	0007	12/16/03	\$180,000	1000	0	7	1963	3	4750	N	N	8649 RENTON AV S
007	212370	0068	10/19/05	\$238,000	1010	0	7	1960	3	7425	N	N	8419 50TH AV S
007	212370	0068	7/28/03	\$181,475	1010	0	7	1960	3	7425	N	N	8419 50TH AV S
007	342404	9114	10/25/05	\$265,000	1020	380	7	1959	3	5336	N	N	7913 49TH AV S
007	212370	0201	3/10/03	\$157,000	1020	0	7	1954	3	8060	N	N	8435 50TH AV S
007	258930	0133	12/16/05	\$310,000	1030	440	7	1991	3	8800	N	N	4627 S OTHELLO ST
007	258930	0252	5/28/03	\$183,200	1050	0	7	1964	3	5000	N	N	4634 S AUSTIN ST
007	212370	0071	1/24/05	\$181,500	1050	0	7	1960	3	5060	N	N	4823 S THISTLE ST
007	941290	0038	12/11/03	\$310,000	1060	0	7	1932	3	5280	N	N	5151 S OTHELLO ST
007	144350	0365	6/12/03	\$187,950	1060	0	7	1966	3	6232	N	N	4812 S CHICAGO ST
007	144350	0778	6/29/04	\$275,000	1070	1070	7	1950	3	5060	N	N	4606 S HOLDEN ST
007	400600	0020	7/12/05	\$225,000	1080	0	7	1955	3	5080	N	N	4411 S KENYON ST
007	333600	0455	5/21/04	\$217,950	1080	0	7	1959	3	6000	N	N	8311 DUNCAN AV S

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	212370	0116	8/12/05	\$270,000	1090	200	7	1955	3	9288	N	N	8435 47TH AV S
007	110800	0660	2/16/05	\$262,000	1110	250	7	1953	3	4898	N	N	4603 S OHELLO ST
007	390410	0014	4/16/04	\$250,000	1110	500	7	1967	3	6000	N	N	7523 45TH AV S
007	258930	0152	1/20/04	\$220,000	1110	800	7	1953	3	5040	N	N	7330 46TH AV S
007	342404	9005	4/15/05	\$247,000	1120	0	7	1966	3	7800	N	N	4806 S THISTLE ST
007	333600	0180	9/22/03	\$242,000	1120	0	7	1949	3	6000	N	N	8349 WOLCOTT AV S
007	342404	9005	11/7/04	\$182,000	1120	0	7	1966	3	7800	N	N	4806 S THISTLE ST
007	258930	0242	8/23/05	\$314,000	1130	690	7	1999	3	5024	N	N	4620 S AUSTIN ST
007	212370	0200	10/28/05	\$274,000	1140	0	7	1953	3	7930	N	N	8447 50TH AV S
007	400600	0126	5/26/05	\$265,000	1140	0	7	1989	3	6088	N	N	8624 44TH AV S
007	110800	0695	9/1/04	\$279,000	1150	1000	7	1981	3	5200	N	N	4643 S OHELLO ST
007	770140	0065	12/1/04	\$269,000	1150	860	7	1955	3	7080	N	N	7906 WOLCOTT AV S
007	212370	0073	8/2/04	\$229,000	1180	0	7	1960	3	5060	N	N	8405 50TH AV S
007	258930	0110	7/8/04	\$269,950	1190	760	7	1979	3	7250	N	N	4640 S FONTANELLE ST
007	342404	9002	10/4/04	\$250,000	1200	0	7	1977	3	7650	N	N	4625 S KENYON ST
007	713530	0265	1/24/05	\$228,000	1200	0	7	1950	3	5000	N	N	4905 S ROSE ST
007	713530	0265	10/13/03	\$205,000	1200	0	7	1950	3	5000	N	N	4905 S ROSE ST
007	342404	9062	11/26/03	\$209,950	1200	900	7	1962	3	6150	N	N	7907 48TH AV S
007	390410	0009	6/21/04	\$270,000	1210	300	7	1951	3	7020	N	N	7519 46TH AV S
007	941240	0110	2/4/04	\$280,000	1210	1000	7	1959	3	7458	N	N	7716 52ND AV S
007	258930	0093	11/12/03	\$235,000	1220	0	7	1953	3	5760	N	N	4802 S FONTANELLE ST
007	144350	0850	5/21/05	\$270,000	1220	1220	7	1967	3	6840	N	N	4651 S HOLDEN ST
007	144350	0682	7/11/05	\$310,000	1240	700	7	1954	3	5200	N	N	4651 S AUSTIN ST
007	342404	9140	5/19/05	\$294,500	1260	0	7	1971	3	6216	N	N	7950 47TH AV S
007	390410	0025	1/6/03	\$227,000	1280	800	7	1968	3	5600	N	N	7516 44TH AV S
007	342404	9123	11/1/05	\$285,000	1290	0	7	1951	3	15568	N	N	7917 48TH AV S
007	333600	1185	12/22/05	\$299,950	1300	180	7	1955	3	6312	N	N	8443 GRATTAN PL S
007	144350	0400	7/12/05	\$266,000	1300	0	7	1960	3	5007	N	N	4832 S CHICAGO ST
007	431110	0030	6/2/04	\$305,000	1330	810	7	1992	3	6409	N	N	4458 S THISTLE PL
007	144350	0652	9/13/04	\$324,500	1340	1060	7	2003	3	6638	N	N	4832 S AUSTIN ST
007	333600	0860	3/10/03	\$139,000	1360	0	7	1963	3	6000	N	N	8445 SEWARD PARK AV S

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	400600	0099	12/6/05	\$251,000	1370	0	7	1919	4	9760	N	N	8434 RENTON AV S
007	265800	0254	11/4/03	\$160,000	1380	0	7	1949	3	5000	N	N	4839 S KENYON ST
007	258930	0209	6/28/05	\$273,500	1390	400	7	1974	3	7760	N	N	4623 S FONTANELLE ST
007	212370	0080	4/10/03	\$140,000	1440	0	7	1955	3	6650	N	N	4815 S THISTLE ST
007	342404	9101	7/2/03	\$198,000	1460	0	7	1958	3	5000	N	N	8106 49TH AV S
007	680410	0115	9/19/03	\$443,000	1465	1230	7	1953	3	11340	N	N	4505 S TRENTON ST
007	258930	0035	3/17/04	\$224,000	1520	0	7	1952	3	5000	N	N	4809 S FONTANELLE ST
007	770140	0040	5/23/03	\$256,000	1590	1500	7	1955	3	6840	N	N	7919 DUNCAN AV S
007	341960	0170	4/26/03	\$175,000	1640	0	7	1957	3	6450	N	N	8434 46TH AV S
007	941290	0026	7/24/03	\$260,000	1670	110	7	1950	3	5940	N	N	5121 S OTHELLO ST
007	160160	0165	2/18/05	\$285,000	1700	190	7	1908	3	9300	N	N	7960 46TH AV S
007	040200	0235	2/20/03	\$208,000	1710	0	7	1984	3	5600	N	N	7964 45TH AV S
007	941290	0046	11/30/04	\$449,850	1740	280	7	1910	5	6000	N	N	7315 SEWARD PARK AV S
007	258930	0036	7/21/03	\$225,000	1820	0	7	1982	3	6420	N	N	4815 S FONTANELLE ST
007	400600	0113	8/10/04	\$288,000	1910	0	7	1980	3	9417	N	N	4478 S CLOVERDALE ST
007	352404	9006	10/10/03	\$225,000	1940	0	7	1900	3	8692	N	N	7938 DUNCAN AV S
007	390410	0125	9/10/04	\$262,000	1990	0	7	1908	4	5601	N	N	4349 S HOLDEN ST
007	941240	0069	4/24/03	\$459,900	2120	0	7	1928	4	7946	N	N	7775 SEWARD PARK AV S
007	212370	0196	6/10/04	\$326,500	2290	0	7	1905	3	8580	N	N	8444 48TH AV S
007	333600	1505	8/30/04	\$325,000	2540	0	7	1905	2	6000	N	N	8633 WABASH AV S
007	144350	0874	11/7/05	\$356,000	1418	960	8	2000	3	5376	N	N	4639 S HOLDEN ST
007	352404	9142	6/2/05	\$420,000	1550	520	8	1955	3	8480	N	N	7915 SEWARD PARK AV S
007	352404	9142	9/24/04	\$371,800	1550	520	8	1955	3	8480	N	N	7915 SEWARD PARK AV S
007	352404	9143	12/19/05	\$392,000	1610	0	8	1954	3	8480	N	N	7911 SEWARD PARK AV S
007	333600	1325	6/27/03	\$232,950	1610	0	8	1930	3	6000	N	N	8735 HAMLET AV S
007	352404	9079	1/7/04	\$501,200	1750	220	8	1929	2	5170	N	N	7963 SEWARD PARK AV S
007	333600	1255	5/11/05	\$360,000	1810	300	8	1998	3	5268	N	N	5151 CLOVERDALE PL S
007	333600	0835	7/8/04	\$399,950	1830	0	8	2003	3	2744	N	N	8461 SEWARD PARK AV S
007	333600	0850	10/15/04	\$412,000	2240	0	8	2003	3	4431	N	N	8459 SEWARD PARK AV S
007	262404	9027	11/22/04	\$333,800	2360	0	8	2004	3	6192	N	N	5115 S MEDLEY CT
007	333600	1187	10/16/05	\$378,000	2370	0	8	2005	3	5029	N	N	8447 GRATTAN PL S

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	333600	1189	10/21/05	\$370,000	2370	0	8	2005	3	5709	N	N	8445 GRATTAN PL S
007	258930	0174	7/18/05	\$392,500	1554	930	9	2005	3	6194	N	N	7419 48TH AV S
007	160160	0351	10/27/05	\$353,950	1850	0	9	2005	3	5487	N	N	8337 46TH AV S
007	160160	0085	6/22/05	\$375,000	1980	0	9	2005	3	5144	N	N	7927 46TH AV S
007	160160	0082	6/21/05	\$428,000	2676	0	9	2005	3	7723	N	N	7925 46TH AV S
007	333600	0840	2/25/05	\$440,000	2230	0	11	2005	3	4500	N	N	08455 SEWARD PARK AV S

Improved Sales Removed from this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	016100	0060	3/10/03	\$499,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	027200	0800	12/9/04	\$392,000	QUESTIONABLE PER SALES IDENTIFICATION
001	027200	0875	9/13/04	\$115,000	DORRatio
001	027200	0875	1/28/04	\$121,500	DORRatio
001	027200	0875	9/30/04	\$310,000	DORRatio
001	029900	0015	6/18/03	\$80,663	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	066900	0085	5/7/03	\$349,950	%Compl
001	066900	0085	11/30/05	\$135,298	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	149830	3725	8/25/05	\$352,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	149830	3760	1/30/05	\$400,000	DIAGNOSTIC OUTLIER
001	149830	3820	12/20/04	\$390,000	IMP CHARACTERISTICS CHANGED SINCE SALE
001	149830	4045	3/8/04	\$43,819	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	169590	0100	5/6/03	\$182,550	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
001	182230	0045	4/18/05	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	182230	0055	3/13/03	\$78,443	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	388190	0665	2/6/04	\$111,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	388190	0666	4/9/03	\$260,000	PrevLand<=25K
001	388190	0666	3/8/05	\$339,950	PrevLand<=25K
001	388190	0690	6/18/05	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	388190	0690	2/20/03	\$75,344	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	539360	1665	12/14/05	\$421,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	539360	1725	4/7/03	\$225,500	BANKRUPTCY - RECEIVER OR TRUSTEE
001	570000	0155	6/21/04	\$120,539	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
001	570000	0215	3/10/05	\$556,950	SALE TO EXECUTIVE RELOCATION SERVICE
001	570000	0270	2/3/04	\$340,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	673870	0040	4/21/05	\$599,500	ActivePermitBeforeSale>25K
001	673870	0065	11/9/04	\$110,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	690970	0345	11/17/05	\$501,500	%Compl ActivePermitBeforeSale>25K
001	690970	0385	10/26/05	\$310,000	ActivePermitBeforeSale>25K
001	691020	0060	5/26/04	\$680,000	EST PROP ASSESSED DIFF THAN PROP SOLD
001	765910	0030	6/24/05	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	765910	0033	8/12/05	\$161,768	QUIT CLAIM DEED DORRatio
001	765910	0037	5/20/03	\$135,000	DORRatio
001	811110	0115	1/20/04	\$312,000	EST PROP ASSESSED DIFF THAN PROP SOLD
001	885000	0950	1/23/03	\$79,938	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	885000	0955	3/20/03	\$154,640	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	885000	0965	7/7/05	\$280,000	EST PROP ASSESSED DIFF THAN PROP SOLD
001	912200	1305	11/3/04	\$285,000	DIAGNOSTIC OUTLIER
001	912200	1305	12/22/04	\$350,000	SALE FROM LLC TO LLC
001	912200	1325	4/1/03	\$135,550	QUIT CLAIM DEED DORRatio
001	912200	1345	11/20/03	\$270,000	SALE TO LLC
003	128230	1055	3/26/03	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	570000	0400	3/9/05	\$455,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	570000	0410	8/14/03	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	570000	0425	5/10/04	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	570000	0510	6/28/04	\$750,000	DIAGNOSTIC OUTLIER

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	570000	1190	8/28/03	\$387,001	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	570000	1215	3/10/03	\$132,841	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	570000	1275	9/24/04	\$465,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	570000	1375	4/4/04	\$525,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	570000	1390	12/5/05	\$485,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	570000	1505	7/15/03	\$589,500	RELOCATION - SALE TO SERVICE
003	570000	2015	9/10/03	\$500,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	570000	2160	6/1/03	\$118,835	DORRatio
003	570000	2340	11/9/04	\$2,000	QUIT CLAIM DEED DORRatio
003	570000	2420	6/28/04	\$375,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	570000	2985	12/26/03	\$21,895	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
003	570000	3000	10/25/05	\$595,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	672570	0065	5/24/04	\$125,000	DORRatio
003	672570	0070	5/26/04	\$126,250	DORRatio
003	795030	2005	7/6/04	\$189,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	795030	2300	11/17/05	\$340,000	EST PROP ASSESSED DIFF THAN PROP SOLD
003	795030	2300	8/19/04	\$225,000	SALE FROM LENDER - SEGREGATION AFTER SALE
003	795030	2300	5/19/03	\$225,000	SEGREGATION AFTER SALE
003	795030	2345	10/22/03	\$265,000	ActivePermitBeforeSale>25K
003	795030	2350	1/23/04	\$142,715	BUILDER OR DEVELOPER SALES DORRatio
003	795030	2361	2/15/05	\$321,000	ImpCount
003	795030	2475	5/9/03	\$263,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	812110	0375	6/24/05	\$306,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	812110	1396	10/2/03	\$95,602	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
003	983420	0115	12/20/04	\$305,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	983420	0190	1/25/03	\$108,666	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
003	983420	0330	12/8/05	\$396,000	EST PROP ASSESSED DIFF THAN PROP SOLD
003	983420	0720	12/11/03	\$314,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	983420	0895	10/25/03	\$56,349	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
003	983420	1050	11/15/04	\$410,000	EST PROP ASSESSED DIFF THAN PROP SOLD
003	983420	1150	6/15/05	\$372,000	EST PROP ASSESSED DIFF THAN PROP SOLD
003	983420	1155	4/20/03	\$149,008	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
003	983420	1780	9/24/04	\$237,000	SALE FROM LLC - BARGAIN & SALES DEED
004	118300	0005	6/25/03	\$235,000	1031 TRADE
004	160460	0240	9/26/05	\$294,500	BANKRUPTCY - RECEIVER OR TRUSTEE
004	160460	0240	5/23/05	\$223,200	EXEMPT FROM EXCISE TAX
004	160460	0455	12/13/04	\$229,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	160460	0540	10/12/05	\$395,000	EST PROP ASSESSED DIFF THAN PROP SOLD
004	160460	0540	4/19/04	\$195,000	ESTATE SALE
004	160460	0565	5/25/04	\$212,000	UnFinArea
004	160460	0680	3/3/04	\$102,849	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
004	160460	0680	5/3/04	\$236,000	TRADE
004	160460	0845	4/9/03	\$61,696	PARTIAL INTEREST (103, 102, Etc.)
004	160460	2020	3/8/04	\$19,259	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
004	160460	2090	7/9/04	\$340,000	EST PROP ASSESSED DIFF THAN PROP SOLD
004	160460	2145	6/25/04	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QC DEED

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	160710	0032	4/15/04	\$129,950	BANKRUPTCY - RECEIVER OR TRUSTEE
004	160710	0102	10/8/03	\$51,928	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
004	160710	0180	6/12/03	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	162404	9043	9/22/03	\$11,000	QUIT CLAIM DEED DORRatio
004	162404	9043	4/22/05	\$99,850	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
004	162404	9058	3/2/05	\$244,000	DIAGNOSTIC OUTLIER
004	162404	9058	9/26/05	\$340,000	EST PROP ASSESSED DIFF THAN PROP SOLD
004	162404	9067	8/19/03	\$117,500	PARTIAL INTEREST (103, 102, Etc.)
004	162404	9067	8/19/03	\$117,500	PARTIAL INTEREST (103, 102, Etc.)
004	162404	9069	4/3/03	\$1,812	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	162404	9210	4/15/03	\$92,250	DORRatio
004	162404	9213	2/6/04	\$104,425	QUESTIONABLE PER SALES IDENTIFICATION DORRatio
004	162404	9234	11/24/04	\$38,808	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
004	162404	9285	10/13/04	\$420,000	DIAGNOSTIC OUTLIER
004	170340	0850	5/27/05	\$73,968	DORRatio
004	170340	0945	9/29/04	\$4,000	QUIT CLAIM DEED DORRatio
004	170340	0945	10/19/04	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	170990	0125	8/25/05	\$269,000	EST PROP ASSESSED DIFF THAN PROP SOLD
004	170990	0125	11/1/04	\$95,359	SALE/TRANSFER TO LLC
004	170990	0170	2/27/04	\$148,500	BANKRUPTCY - RECEIVER OR TRUSTEE
004	253950	0056	10/28/04	\$105,500	DIAGNOSTIC OUTLIER
004	253950	0056	6/26/04	\$50,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	253950	0056	10/25/04	\$67,500	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
004	266050	0190	8/2/05	\$132,500	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
004	266050	0388	1/10/03	\$121,568	DORRatio
004	428240	0045	12/21/04	\$165,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	564960	0400	6/2/05	\$275,000	EST PROP ASSESSED DIFF THAN PROP SOLD
004	688890	0045	12/22/03	\$101,030	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
004	688890	0110	12/11/04	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	688890	0155	12/10/03	\$75,200	BANKRUPTCY - RECEIVER OR TRUSTEE
004	688890	0160	12/18/03	\$120,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	042700	0065	5/7/04	\$335,000	DIAGNOSTIC OUTLIER
005	100500	0062	2/17/05	\$73,500	DORRatio
005	100500	0070	5/27/04	\$167,571	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	100500	0099	4/16/04	\$290,000	SALE TO LLC
005	110500	0175	8/12/03	\$92,000	DORRatio
005	110500	0431	11/23/04	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	110500	0435	7/20/04	\$190,000	ImpCount
005	110500	0435	7/27/05	\$238,000	ImpCount
005	110500	0441	3/23/04	\$162,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	110500	0447	8/26/03	\$30,912	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
005	110500	0490	1/29/03	\$143,000	DIAGNOSTIC OUTLIER
005	110500	0695	2/22/05	\$220,000	UnFinArea
005	110500	0802	11/16/04	\$237,000	QUESTIONABLE PER SALES IDENTIFICATION
005	110500	0825	3/4/04	\$156,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
005	110500	0830	6/21/04	\$135,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	110800	0011	5/15/03	\$180,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
005	110800	0045	7/19/05	\$168,000	DIAGNOSTIC OUTLIER
005	110800	0050	7/7/03	\$100,000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
005	110800	0255	1/5/05	\$2,350	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
005	110800	0450	12/21/03	\$137,500	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
005	110800	0470	10/26/04	\$67,000	DORRatio
005	110800	0605	10/20/03	\$161,000	%Compl
005	234130	0211	9/22/05	\$320,000	EST PROP ASSESSED DIFF THAN PROP SOLD
005	234130	0211	9/2/04	\$150,000	SALE TO RESTORATION COMPANY
005	234130	0335	2/19/04	\$139,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	234130	0540	6/2/03	\$61,374	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
005	272404	9165	12/23/03	\$177,000	1031 TRADE
005	272404	9185	1/20/03	\$79,828	RELATED PARTY, FRIEND, OR NEIGHBOR
005	333050	0510	3/27/03	\$70,000	DORRatio
005	333050	0595	9/29/03	\$25,291	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
005	333050	1903	9/18/03	\$56,000	DORRatio
005	333100	0050	10/3/03	\$130,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	333100	0820	8/29/05	\$255,000	ActivePermitBeforeSale>25K
005	333100	0820	6/22/04	\$220,000	SEG OR MERGER; BUILDER OR DEVELOPER SALES
005	333100	0835	8/7/03	\$129,797	EXEMPT FROM EXCISE TAX
005	333100	1405	10/29/03	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	333100	1445	11/24/03	\$61,676	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
005	333100	1640	9/9/03	\$2,760	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
005	333100	1865	1/21/03	\$212,731	EXEMPT FROM EXCISE TAX
005	333100	1865	3/11/03	\$195,000	QUESTIONABLE PER SALES IDENTIFICATION
005	333100	2035	12/29/05	\$68,000	STATEMENT TO DOR DORRatio
005	333100	2170	6/30/03	\$53,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	333100	2305	4/16/04	\$125,000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
005	333250	0201	5/2/03	\$26,250	QUIT CLAIM DEED DORRatio
005	333250	0250	5/28/04	\$195,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	333250	0260	9/3/03	\$80,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
005	333250	0340	6/23/05	\$203,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	333250	0580	6/23/05	\$222,500	ImpCount
005	333250	0580	11/8/05	\$335,000	ImpCount
005	333250	0655	9/19/05	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	333250	0685	7/10/03	\$89,123	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
005	333250	1025	7/29/03	\$262,000	QUESTIONABLE PER APPRAISAL
005	333300	0105	4/26/05	\$21,967	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
005	333300	0116	1/6/05	\$165,000	IMP CHARACTERISTICS CHANGED SINCE SALE
005	333300	0505	2/17/04	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	333300	0615	8/7/03	\$60,000	DORRatio
005	333300	0815	8/10/05	\$37,500	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
005	333300	0895	12/2/04	\$142,000	ImpCount
005	333300	0975	5/24/04	\$395,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	333300	1511	1/9/04	\$130,000	DIAGNOSTIC OUTLIER
005	333300	1590	3/27/03	\$196,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	333300	2672	2/7/03	\$195,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	333300	2672	12/21/05	\$90,853	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
005	333300	2720	11/26/03	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	381240	0104	7/29/04	\$278,500	SEG OR MERGER; RELATED PARTY, FRIEND
005	381240	0162	6/11/04	\$100,400	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
005	381240	0219	6/18/04	\$13,496	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
005	381240	0251	11/21/05	\$230,000	EST PROP ASSESSED DIFF THAN PROP SOLD
005	381240	0305	2/18/05	\$229,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	381240	0336	11/29/04	\$228,000	UnFinArea
005	381240	0365	6/9/04	\$269,990	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	381240	0548	6/24/03	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	381240	0568	11/22/05	\$285,000	EST PROP ASSESSED DIFF THAN PROP SOLD
005	381240	0568	10/29/03	\$131,374	RELATED PARTIES, FRIENDS, OR NEIGHBOR
005	381240	0568	8/18/05	\$220,000	QUIT CLAIM DEED
005	381240	0596	2/10/03	\$320,000	DIAGNOSTIC OUTLIER
005	381240	0661	8/23/03	\$90,594	DORRatio
005	381240	0681	10/19/05	\$1,700	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
005	381240	0755	4/11/05	\$85,753	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
005	381240	0799	10/30/03	\$75,000	DORRatio
005	381240	0850	10/18/05	\$242,721	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	660700	0080	5/15/03	\$93,000	DORRatio
005	660700	0170	12/22/05	\$68,000	DORRatio
005	660700	0185	6/29/04	\$44,967	EXEMPT FROM EXCISE TAX DORRatio
005	688254	0060	9/21/05	\$245,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	811310	0080	12/8/03	\$89,000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
005	811310	0730	4/2/04	\$196,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
007	040200	0015	9/22/05	\$193,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	040200	0220	3/12/04	\$31,652	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
007	040200	0285	12/3/04	\$2,000	DORRatio
007	071700	0180	9/14/04	\$98,563	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
007	110800	0686	7/26/04	\$112,742	QUIT CLAIM DEED DORRatio
007	144350	0275	10/21/03	\$148,900	BANKRUPTCY - RECEIVER OR TRUSTEE
007	144350	0385	10/26/04	\$37,053	QUIT CLAIM DEED DORRatio
007	144350	0400	2/28/03	\$130,000	QUIT CLAIM DEED; STATEMENT TO DOR
007	144350	0661	6/2/04	\$196,000	SEGREGATION AFTER SALE
007	144350	0666	6/1/05	\$275,000	EST PROP ASSESSED DIFF THAN PROP SOLD
007	144350	0685	3/2/04	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	144350	0870	4/21/03	\$61,436	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
007	144350	0911	1/22/04	\$27,000	QUIT CLAIM DEED DORRatio
007	144350	0925	6/15/05	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	144350	0985	5/27/04	\$169,100	BANKRUPTCY - RECEIVER OR TRUSTEE
007	144350	0985	1/15/05	\$193,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	160160	0055	1/20/04	\$185,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	160160	0075	9/24/04	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	160160	0351	7/9/04	\$72,500	DORRatio
007	258930	0025	4/29/04	\$89,152	DORRatio

Improved Sales Removed from this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	258930	0030	9/1/04	\$148,000	DIAGNOSTIC OUTLIER
007	258930	0040	9/22/04	\$194,040	QUIT CLAIM DEED
007	258930	0130	3/12/04	\$51,352	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
007	258930	0170	7/22/04	\$370,000	EST PROP ASSESSED DIFF THAN PROP SOLD
007	258930	0170	4/11/03	\$200,000	SEGREGATION AFTER SALE
007	258930	0172	10/12/05	\$400,000	%Compl ActivePermitBeforeSale>25K
007	258930	0225	3/7/03	\$89,920	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
007	258930	0252	1/16/03	\$125,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	262404	9027	9/18/03	\$70,000	DORRatio
007	265800	0320	12/16/05	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	333600	0250	9/29/04	\$57,000	QUIT CLAIM DEED; CORRECTION DEED
007	333600	0445	3/2/05	\$350,253	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	333600	0526	6/23/03	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	333600	0840	9/11/03	\$269,500	SEGREGATION AND/OR MERGER
007	333600	0860	10/29/03	\$245,000	QUESTIONABLE PER SALES IDENTIFICATION
007	333600	0965	9/27/04	\$152,465	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
007	333600	1000	11/4/05	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	333600	1020	9/11/03	\$170,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	333600	1110	7/20/05	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	333600	1145	10/10/05	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	333600	1245	9/23/05	\$86,228	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
007	333600	1255	1/18/05	\$7,500	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
007	333600	1545	9/15/05	\$195,100	RELATED PARTY, FRIEND, OR NEIGHBOR
007	341960	0050	9/29/04	\$77,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	341960	0065	4/19/04	\$175,000	QUESTIONABLE PER SALES IDENTIFICATION
007	341960	0080	8/29/05	\$202,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	341960	0155	5/5/03	\$158,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	342010	0070	6/11/04	\$179,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	342404	9032	1/22/03	\$109,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	342404	9070	12/21/05	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	342404	9076	5/18/05	\$127,000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
007	342404	9098	4/18/03	\$13,502	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
007	342404	9102	10/1/03	\$88,299	DORRatio
007	342404	9140	1/21/04	\$1,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
007	352404	9152	7/16/04	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	354090	0035	10/14/04	\$287,000	EST PROP ASSESSED DIFF THAN PROP SOLD
007	354090	0050	2/8/05	\$310,000	EST PROP ASSESSED DIFF THAN PROP SOLD
007	390410	0009	11/14/05	\$260,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	390410	0099	6/11/03	\$45,726	DORRatio
007	400600	0082	9/2/03	\$145,000	DIAGNOSTIC OUTLIER
007	400600	0084	2/20/04	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	400600	0084	12/24/03	\$75,000	TEAR DOWN; IMP. CHAR CHANGED SINCE SALE
007	400600	0094	2/6/03	\$69,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
007	400600	0121	6/11/03	\$157,000	SALE FROM CORPORATION TO CORPORATION
007	400600	0121	5/29/03	\$120,000	CORP AFFILIATES; RELATED PARTY, FRIEND, NGHBR
007	713530	0025	4/13/05	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	713530	0275	12/13/04	\$235,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	756210	0075	10/31/03	\$110,000	NON-REPRESENTATIVE SALE DORRatio
007	941240	0086	11/20/03	\$31,757	DORRatio
007	941290	0026	4/18/05	\$221,000	EST LESS THAN MARKET TRANSACTION
007	941290	0040	2/3/04	\$15,380	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)

Vacant Sales Used in this Annual Update Analysis
Area 21

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	027200	0878	5/12/2004	100000	4000	Y	N
1	570000	0130	9/28/2004	185000	4100	N	N
1	570000	0130	5/20/2005	295000	4100	N	N
3	795030	1940	1/11/2005	55000	3060	N	N
3	795030	2295	6/7/2005	105000	3060	N	N
3	812110	0155	2/25/2005	55000	2868	N	N
4	160460	2045	4/14/2003	40000	4140	N	N
4	253950	0050	12/16/2003	80000	11954	N	N
4	393790	0100	2/3/2005	85000	5019	N	N
5	333100	0035	2/17/2005	92000	3023	N	N
5	333300	1630	12/28/2004	32500	2500	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 21

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	182230	0175	8/11/2004	2000000	GOR Ratio
3	983420	1845	7/17/2003	65000	GOR Ratio
5	272404	9216	1/28/2004	100950	GOR Ratio
5	333300	1630	6/10/2005	315000	GOR Ratio
5	381240	0100	9/27/2005	25000	GOR Ratio
7	342010	0165	7/26/2005	40000	GOR Ratio



King County
Department of Assessments
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Scott Noble
Assessor

MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2006 Revaluation for 2007 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr